



MIDCOAST PROPERTIES, INC.

BERRONG'S HWY 76 E MINI STORAGE

3575 HIGHWAY 76 EAST
 HIAWASSEE, GA 30546

Listing Broker: DALE C. EISENMAN, CCIM

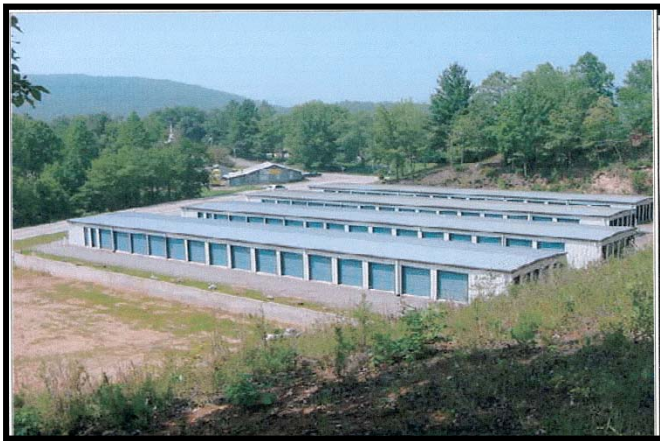
MIDCOAST PROPERTIES, INC.

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PRICE REDUCTION – MAKE OFFER!



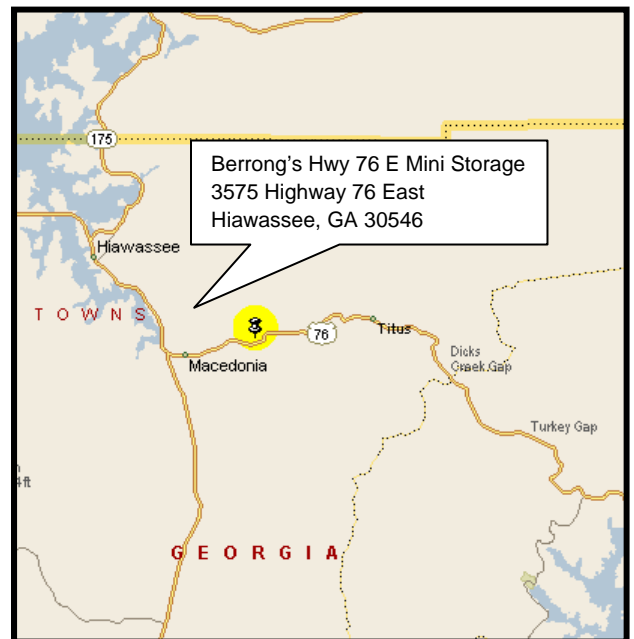
SALIENT DATA

Price:	\$650,000
Total Units:	143
Rentable Square Feet:	21,400
Total Land Area:	3.19 acres
Land for Expansion:	Yes
Number of Buildings:	4
Year Facility Opened:	1996

- Opened in 1996, expanded in 1997 & 2002
- Consistently High Occupancy
- Rental Office
- Excellent Visibility to US Hwy 76

INCOME AND EXPENSES

	2011	Proforma 2012
Gross Effective Income	\$71,369	\$74,091
Total Operating Expenses	\$13,122	\$13,384
Net Operating Income	\$58,247	\$60,707



This information has been obtained from third parties and we cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.