



MIDCOAST PROPERTIES, INC.

## ACCESS STORAGE II

565 MEADOW SUMMIT DR SW  
OCEAN ISLE BEACH, NC 28469

Listing Broker: **DALE C. EISENMAN, CCIM**

**MIDCOAST PROPERTIES, INC.**

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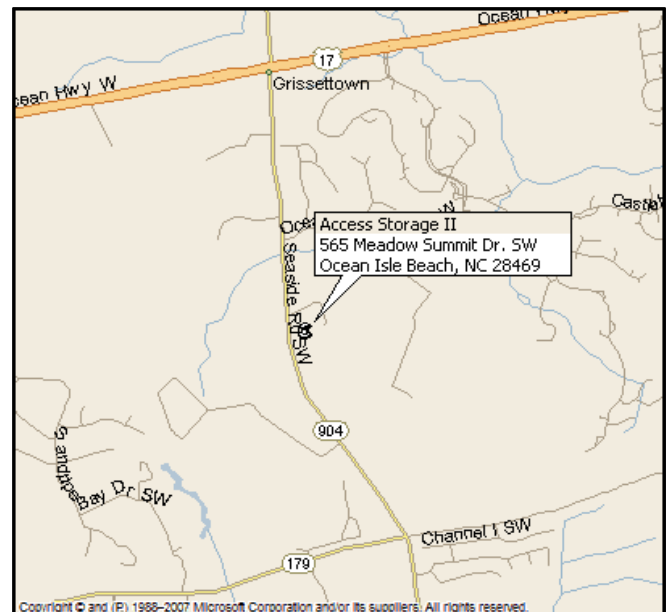
### SALIENT DATA

<b>Price:</b>	\$2,350,000
<b>Total Units:</b>	205
<b>Rentable Square Feet:</b>	50,225
<b>Total Land Area:</b>	17.77 +/- acres
<b>Land for Expansion:</b>	Yes
<b>Number of Buildings:</b>	5

- Climate and Non-Climate Units
- Spacious Rental / Retail Office
- Onsite Expansion Opportunity
- RV / Boat Parking
- Office/ Retail Units
- \$42 per square foot!

### INCOME AND EXPENSES

	2009	Proforma 2010
Gross Effective Income	\$204,428	\$216,905
Total Operating Expenses	\$85,974	\$89,159
<b>Net Operating Income</b>	<b>\$118,453</b>	<b>\$127,746</b>



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.