



ALL GUARD SELF STORAGE

1948 ZEBULON ROAD
GRIFFIN, GA 30224

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

MIDCOAST PROPERTIES, INC.

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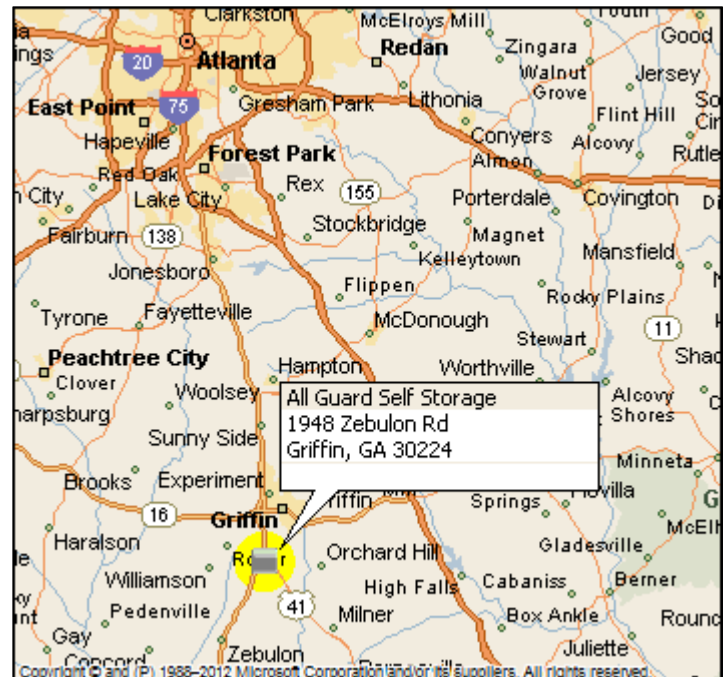
SALIENT DATA

Price:	\$3,465,000
Total Units:	378
Rentable Square Feet:	56,925 +/-
Total Land Area:	5.18 +/- acres
Number of Buildings:	7 + office

- Climate, Drive-up Climate & Traditional Units
- RV, Boat, Car Parking
- Rental Office and Retail Display Area
- Manager's Apartment
- On Site Expansion Opportunity

INCOME AND EXPENSES

	Trailing 12 5/13-4/14	Projected 2014
Gross Effective Income	\$384,552	\$402,500
Total Operating Expenses	\$159,357	\$160,700
Net Operating Income	\$225,195	\$241,800



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.