



MIDCOAST PROPERTIES, INC.

AMERICAN STORAGE

167 HEFNER STREET
ELLIJAY, GA 30540

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

MIDCOAST PROPERTIES, INC.

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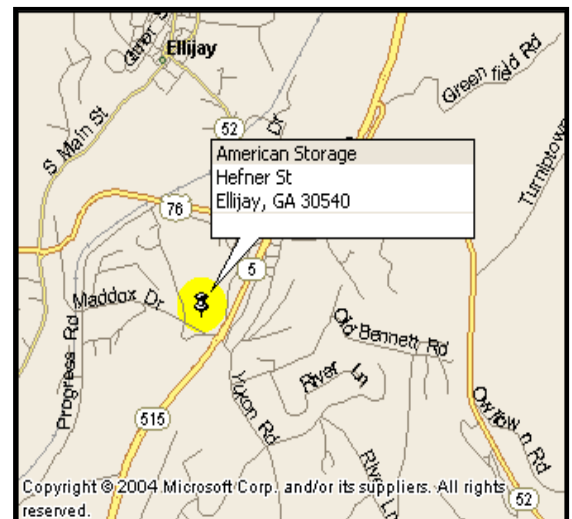
www.midcoastproperties.com



SALIENT DATA

Price:	\$1,050,000
Total Units:	247
Rentable Square Feet:	34,457
Total Land Area:	7.56 +/- acres
Land for Expansion:	Yes
Number of Buildings:	2

- Climate and Non-Climate Units
- Opened in 2006
- Rental Office and Onsite Apartment
- U-Haul Truck Rental
- Onsite Expansion Opportunity
- U-Haul Truck Rental
- New Professional Third Party Management Firm In Place
- Partial Seller Financing Available



INCOME AND EXPENSES

	2008	Proforma 2009	At Stabilization
Gross Effective Income	\$91,852	\$119,070	\$223,530
Total Operating Expenses	\$86,940	\$89,640	\$94,924
Net Operating Income	\$4,912	\$29,430	\$128,606

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.