



MIDCOAST PROPERTIES, INC.

## AMERISTOR

999 NORTH HILL STREET  
GRIFFIN, GA 30233

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

**MIDCOAST PROPERTIES, INC.**

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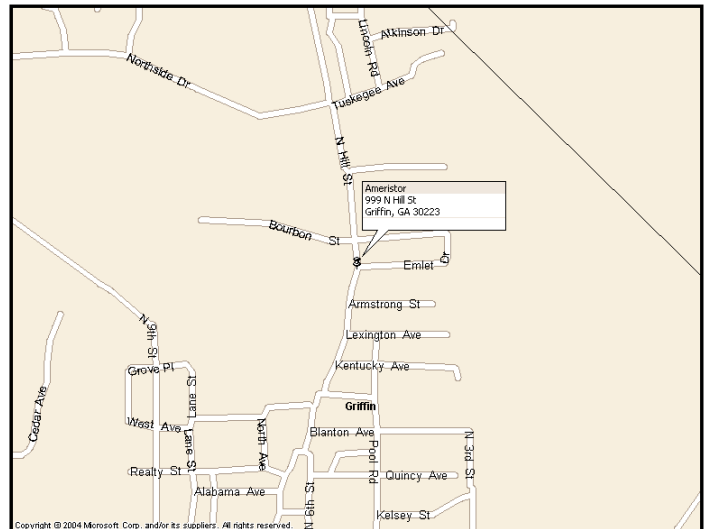
### SALIENT DATA

<b>Price:</b>	\$650,000
<b>Total Units:</b>	207
<b>Rentable Square Feet:</b>	30,656
<b>Total Land Area:</b>	6.23 +/- acres
<b>Land for Expansion:</b>	Yes
<b>Number of Buildings:</b>	3

- 203 Traditional Drive Up Units
- Spacious Rental / Retail Office
- Onsite Expansion Opportunity
- \$21.20 per square foot!

### INCOME AND EXPENSES

	2012	Proforma 2013
Gross Effective Income	\$63,714	\$103,045
Total Operating Expenses	\$62,890	\$ 70,664
<b>Net Operating Income</b>	<b>\$ 1,161</b>	<b>\$ 32,727</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.