



MIDCOAST PROPERTIES, INC.

CITADEL SELF STORAGE

410 DIVIDEND DRIVE
PEACHTREE CITY, GA 30071

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

MIDCOAST PROPERTIES, INC.

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SALIENT DATA

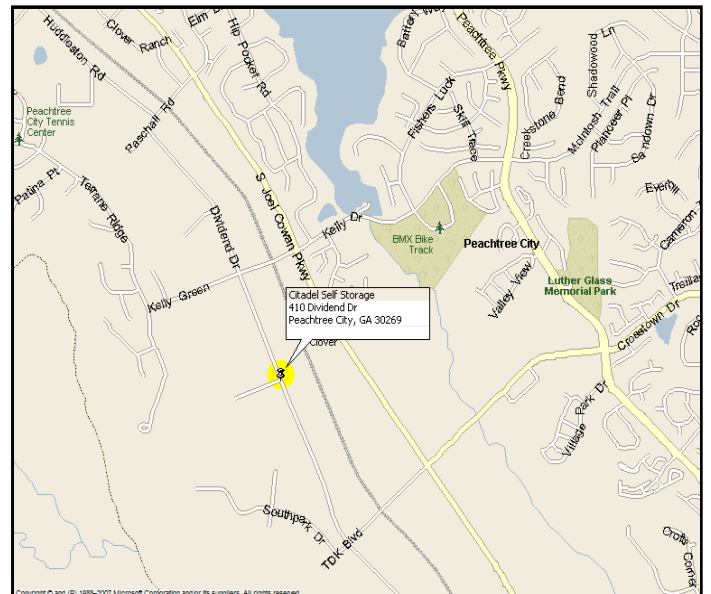
Price:	\$3,275,000
Total Units:	363
Rentable Square Feet:	57,300
Total Land Area:	8.61 +/- acres
Land for Expansion:	Yes
Number of Buildings:	9

- Opened in 2005
- State of the Art Security System
- 8.61 Acres
- Spacious Rental Office
- 30' Drive Aisles
- Onsite Expansion Opportunity

INCOME AND EXPENSES

	2011	Proforma 2012
Gross Effective Income	\$436,717	\$457,703
Total Operating Expenses	\$208,306*	\$194,202*
Net Operating Income	\$228,411	\$263,103

*includes management fee



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.