



## MCEVER ROAD SELF STORAGE

5140 MCEVER ROAD  
OAKWOOD, GA 30566

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

**MIDCOAST PROPERTIES, INC.**

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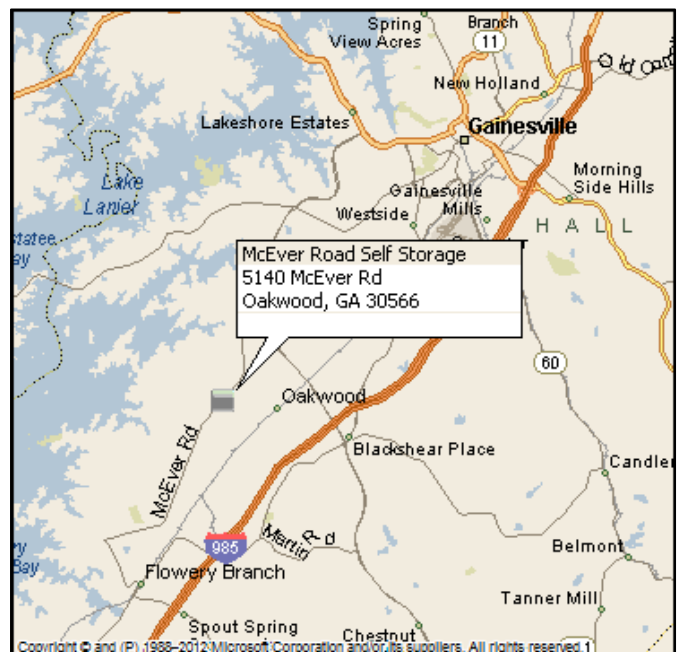
### SALIENT DATA

<b>Price:</b>	\$3,300,000
<b>Total Units:</b>	544
<b>Rentable Square Feet:</b>	74,400 +/-
<b>Total Land Area:</b>	5.13 +/- acres
<b>Number of Buildings:</b>	11 + Office Building & Shed

- Traditional Drive Up Units and Climate Controlled Units
- High Occupancy
- Excellent Visibility
- RV and Boat Parking
- Large Rental Office with Retail Display Area
- **Dramatic Growth & Upside Potential**

### INCOME AND EXPENSES

	<b>Trailing 12 4/13-3/14</b>	<b>Proforma 2014</b>
Gross Effective Income	\$429,120	\$450,000
Total Operating Expenses	\$181,888	\$173,039
<b>Net Operating Income</b>	<b>\$247,232</b>	<b>\$276,961</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.