



RIVER POINT STORAGE

1006 PHILEMA ROAD
ALBANY, GA 31701

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

MIDCOAST PROPERTIES, INC.

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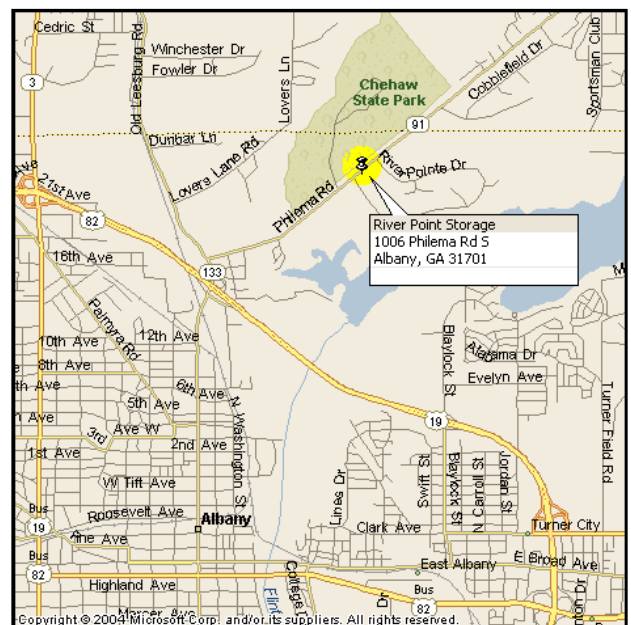
SALIENT DATA

Price: \$2,400,000
Total Units: 381
Rentable Square Feet: 56,600
Total Land Area: 3.36 +/- acres
Land for Expansion: Yes
Number of Buildings: 6

- Opened in 2003, Expanded 2005 & 2007
- Climate and Nonclimate Units
- Rental Office with Private Office and Restroom
- New 20,000 SF All Climate Building
- On-Site Expansion Opportunity
- **Continuously Increasing Occupancy**

INCOME AND EXPENSES			
	2007	2008	Proforma 2009
Gross Effective Income	\$224,260	\$276,561	\$332,229
Total Operating Expenses	\$72,438	\$82,971	\$104,215*
Net Operating Income	\$151,822	\$193,590	\$228,015

*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.