



MIDCOAST PROPERTIES, INC.

INVESTMENT OPPORTUNITY

**RALEIGH, NC; CAYCE, SC;
FREDERICKSBURG, VA; AND STAFFORD, VA**
FOUR PROPERTY PORTFOLIO

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

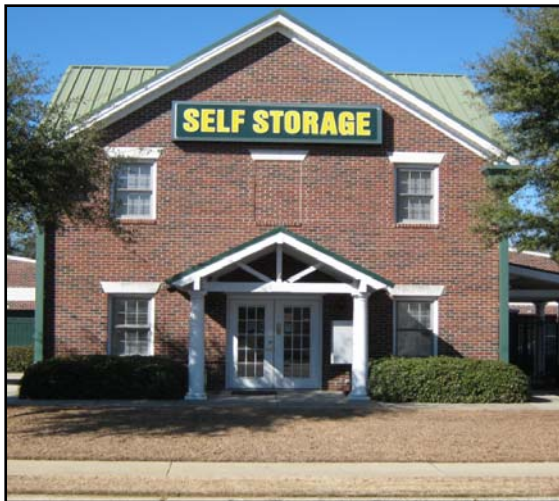
MIDCOAST PROPERTIES, INC.

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SALIENT DATA

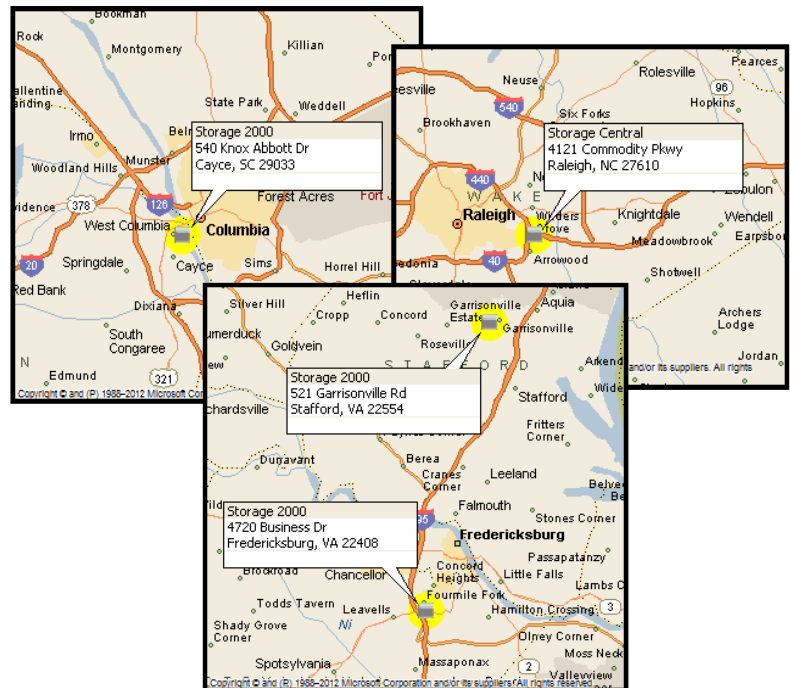
Price:	\$41,900,000
Total Units:	2,541
Rentable Square Feet:	383,245 +/-
Total Land Area:	31.98 +/- acres
Land for Expansion:	Yes
Number of Buildings:	30 + offices

FEATURES AT ONE OR MORE OF THE FOUR FACILITIES INCLUDE:

- Climate and traditional units
- Manager's Apartment
- On Site Kiosk
- Rental Office
- Fully enclosed Boat and RV storage

INCOME AND EXPENSES

	Trailing 12 4/13-3/14	Projected 2014
Gross Effective Income	\$3,184,893	\$3,267,090
Total Operating Expenses	\$1,177,632	\$1,142,644
Net Operating Income	\$2,007,262	\$2,124,446



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.