



MIDCOAST PROPERTIES, INC.

THE SPARE ROOM

301 ROBINS PARKWAY WEST
WARNER ROBINS, GA 31088

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

MIDCOAST PROPERTIES, INC.

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SALIENT DATA

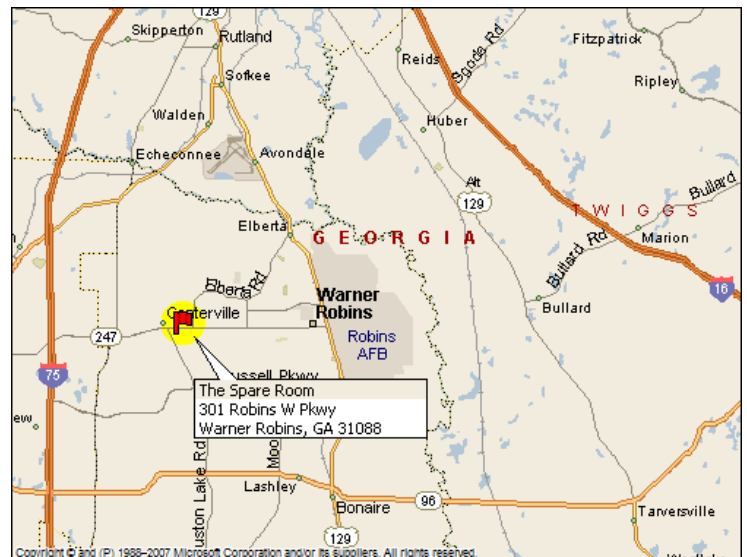
Price: \$2,300,000
Total Units: 405
Rentable Square Feet: 58,975+/-
Total Land Area: 4.04 +/- acres
Land for Expansion: No
Number of Buildings: 14

- 405 Non-Climate Units
- Rental / Retail Office
- 4.5 Miles from Robins Air Force Base
- Offices for Rent
- Wide Drive Aisles

INCOME AND EXPENSES

	2012	Proforma 2013
Gross Effective Income	\$231,599	\$245,500
Total Operating Expenses	\$95,785	\$96,100*
Net Operating Income	\$135,814	\$149,400

*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.