



MIDCOAST PROPERTIES, INC.

## ALL SOUTH MINI STORAGE

2991 COLE COURT  
NORCROSS, GA 30071

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

**MIDCOAST PROPERTIES, INC.**

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**www.midcoastproperties.com**

### SALIENT DATA

|                              |              |
|------------------------------|--------------|
| <b>Price:</b>                | \$850,000    |
| <b>Total Units:</b>          | 208          |
| <b>Rentable Square Feet:</b> | 44,683       |
| <b>Total Land Area:</b>      | 2.20/- acres |
| <b>Land for Expansion:</b>   | No           |
| <b>Number of Buildings:</b>  | 4            |

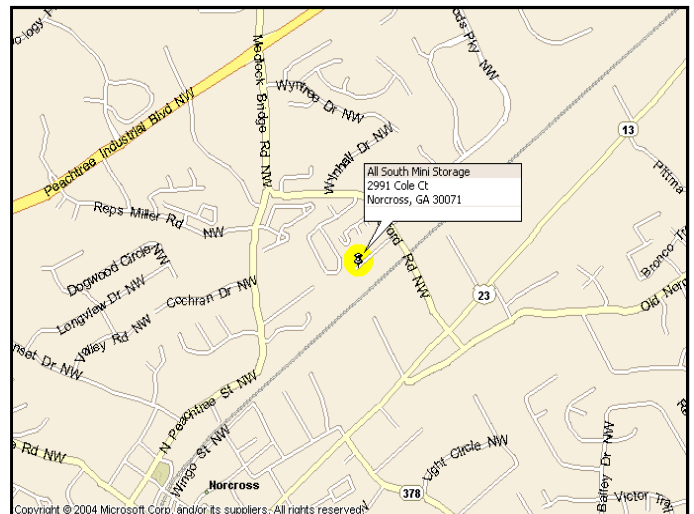


- Opened in 1987
- Recently Installed Professional Management Team
- 2.20 Acres
- Rental Office and Manager's Apartment
- Significant Upside Potential
- **Bank Owned Property**

### INCOME AND EXPENSES

|                             | Trailing 12<br>2012 | Proforma<br>2013 |
|-----------------------------|---------------------|------------------|
| Gross Effective Income      | \$161,576           | \$64,400         |
| Total Operating Expenses    | \$96,348*           | \$98,290*        |
| <b>Net Operating Income</b> | <b>\$65,229</b>     | <b>\$66,110</b>  |

\*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.