



MIDCOAST PROPERTIES, INC.

## STORAGE DEPOT, INC.

1440 COLLEGE STREET  
OXFORD, NC 27565

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

**MIDCOAST PROPERTIES, INC.**

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### SALIENT DATA

<b>Price:</b>	\$650,000
<b>Total Units:</b>	151
<b>Rentable Square Feet:</b>	16,400
<b>Total Land Area:</b>	1.237 +/- acres
<b>Land for Expansion:</b>	No
<b>Number of Buildings:</b>	6

- Opened in 1996, Expanded 1997 & 1998
- Good Visibility
- High Occupancy
- All Concrete Drive Aisles
- 30% Leveraged IRR

### INCOME AND EXPENSES

	2007	Proforma 2008
Gross Effective Income	\$87,797	\$97,813
Total Operating Expenses	\$38,108	\$38,978
<b>Net Operating Income</b>	<b>\$49,689</b>	<b>\$58,835</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.