



MIDCOAST PROPERTIES, INC.

ADD A SPACE SELF STORAGE

1480 BOILING SPRINGS RD
SPARTANBURG, SC 29303

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

MIDCOAST PROPERTIES, INC.

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SALIENT DATA

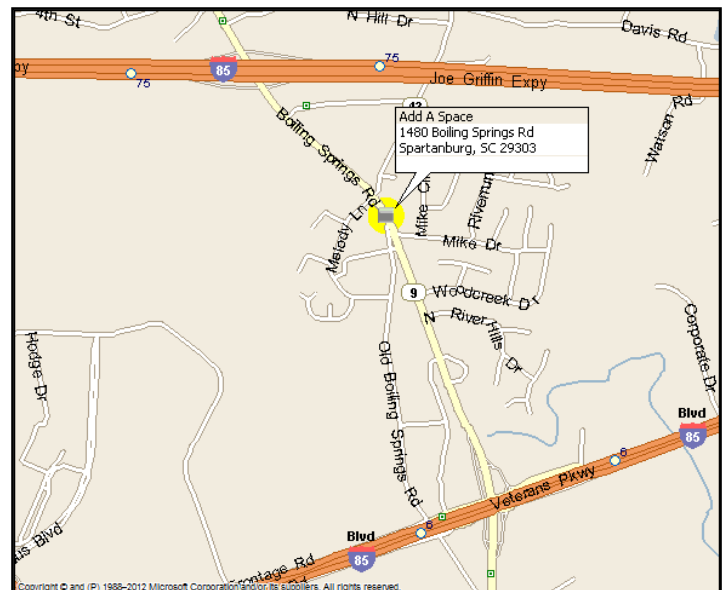
Price:	\$2,750,000
Total Units:	322+office suite
Rentable Square Feet:	41,990
Total Land Area:	3.46 +/- acres
Land for Expansion:	No
Number of Buildings:	6

- Opened in 1998
- Climate and Traditional Units
- 3.46 +/- Acres
- Spacious Rental Office
- Outdoor RV and Boat Storage
- Excellent Visibility

INCOME AND EXPENSES

	2014	Proforma 2015
Gross Effective Income	\$329,993	\$343,528
Total Operating Expenses	*\$130,142	*\$133,652
Net Operating Income	\$199,851	\$209,876

*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.