



Listing Broker:

MIDCOAST PROPERTIES, INC.

PHONE: 843-342-7650

FAX: 843-342-7680

Dale C. Eisenman, CCIM

dale@midcoastproperties.com

Michael Morrison

CELL: 803- 600-0602

michael@midcoastproperties.com

www.midcoastproperties.com

I-95 MINI STORAGE

1149 WEST BROAD STREET

ST. PAULS, NC 28384



- Climate & Traditional Units
- Rental Office
- Excellent Visibility
- Opportunity to Raise Rents
- On Site Expansion
- Additional 2.3 +/- Adjoining Acres Available for \$50,000

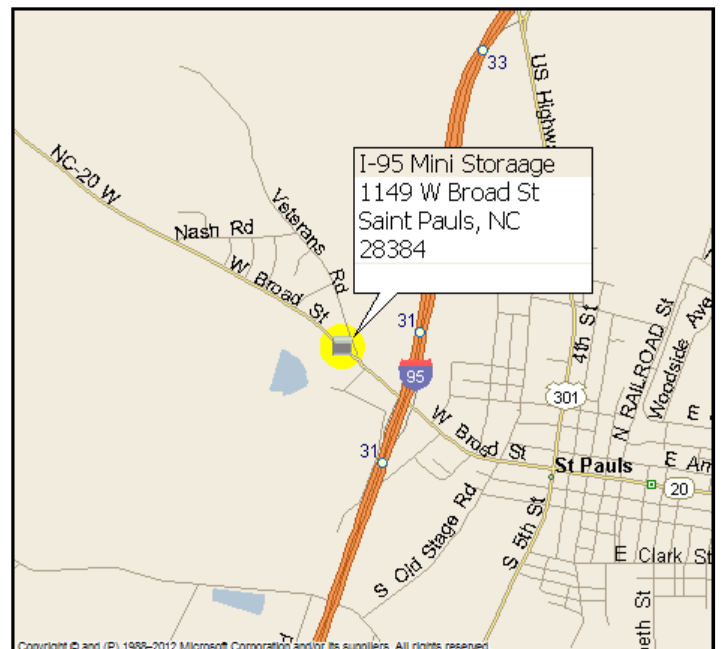
SALIENT DATA

Price:	\$995,000
Total Units:	246
Rentable Square Feet:	29,755 +/-
Total Land Area:	2.3 +/- acres
Number of Buildings:	7

INCOME AND EXPENSES

	2014	Projected 2015
Gross Effective Income	\$139,313	\$145,231*
Total Operating Expenses	\$56,847*	\$58,188*
Net Operating Income	\$82,465	\$87,043*

* Includes Payroll and Management Fees



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.