



Listing Broker:

**MIDCOAST PROPERTIES, INC.**

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## FRANCIS MARION PLAZA STORAGE

**2816 HWY 501 N  
MARION, SC 29571**



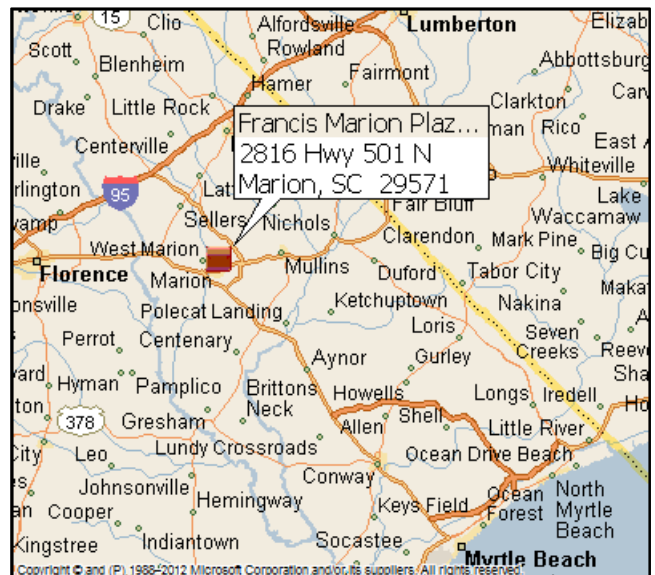
- Traditional Drive Up Units and Climate Units
- Rental Office
- High Occupancy
- 3.8 +/- Acres
- Room to Expand On Site

### SALIENT DATA

<b>Price:</b>	\$825,000
<b>Total Units:</b>	271
<b>Rentable Square Feet:</b>	42,000 +/-
<b>Total Land Area:</b>	3.8 +/- acres
<b>Number of Buildings:</b>	11

### INCOME AND EXPENSES

	<b>2014</b>	<b>Proforma 2015</b>
Gross Effective Income	\$109,317	\$115,981
Total Operating Expenses	\$45,510	\$50,866
<b>Net Operating Income</b>	<b>\$63,807</b>	<b>\$65,115</b>



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