



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

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## SUNSET STORAGE

**1993 SUNSET BLVD, 241 E PINE ST, 1779 S US HWY 341**

**JESUP, GA 31545**



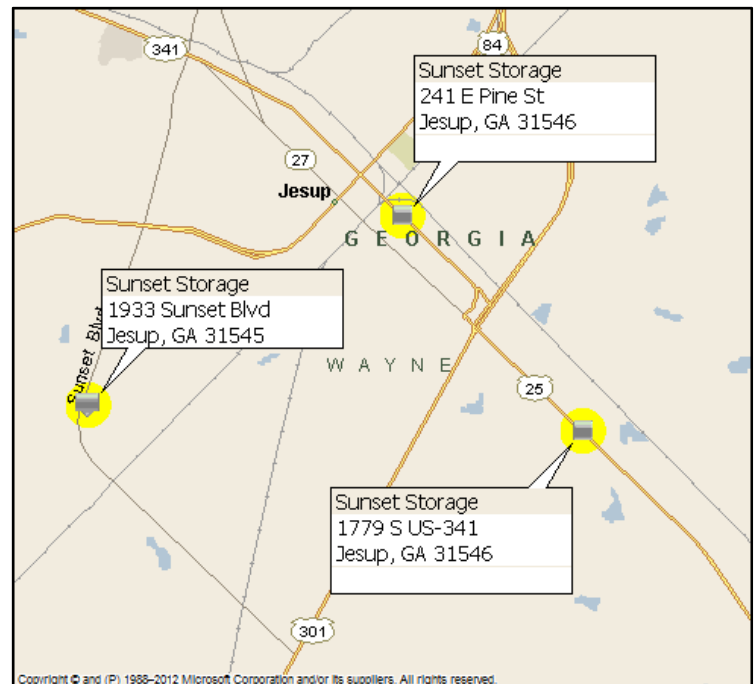
### SALIENT DATA

<b>Price:</b>	\$1,425,000
<b>Total Units:</b>	430
<b>Rentable Square Feet:</b>	48,039 +/- plus apartment
<b>Total Land Area:</b>	5.45 +/- acres
<b>Number of Buildings:</b>	16

- Three Facilities
- 430 Climate and Traditional Units
- Apartment
- Rental Office
- Expanded in 2014
- Onsite Expansion Opportunity

### INCOME AND EXPENSES

	2015	Projected 2016
Effective Gross Income	\$147,293	\$152,455
Total Operating Expenses	\$51,441	\$65,482
<b>Net Operating Income</b>	<b>\$95,852</b>	<b>\$86,973*</b>
<b>*Includes increased payroll estimate</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.