



THE EXTRA ATTIC SELF STORAGE

1074 CLEMENTS FERRY ROAD
WANDO, SC 29492

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

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SALIENT DATA

Price:	\$13,850,000
Total Units:	724*
Rentable Square Feet:	83,500* +/-
Total Land Area:	5.99 +/- acres
Number of Buildings:	11 plus Office

*excludes 4 units used for kiosk/office and HVAC

- Traditional Drive Up Units and Climate Controlled Units
- Excellent Visibility
- Rental Office with Retail Display Area
- Self Serve Kiosk
- Little Competition & High Barriers to Entry
- **High Growth Potential**

INCOME AND EXPENSES

	2016	Proforma 2017
Effective Gross Income	\$1,041,031	\$1,092,036
Total Operating Expenses	\$266,783	\$274,018
Net Operating Income	\$774,248	\$818,018



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.