



Listing Broker:

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ALCOM MINI STORAGE

**235 & 243 DICK BEAM RD
CHERRYVILLE, NC 28021**



- 123 Self Storage Units
- 5,000 SF Warehouse
- Fenced, Computerized Gate Access
- Security Cameras
- Room for Onsite Expansion

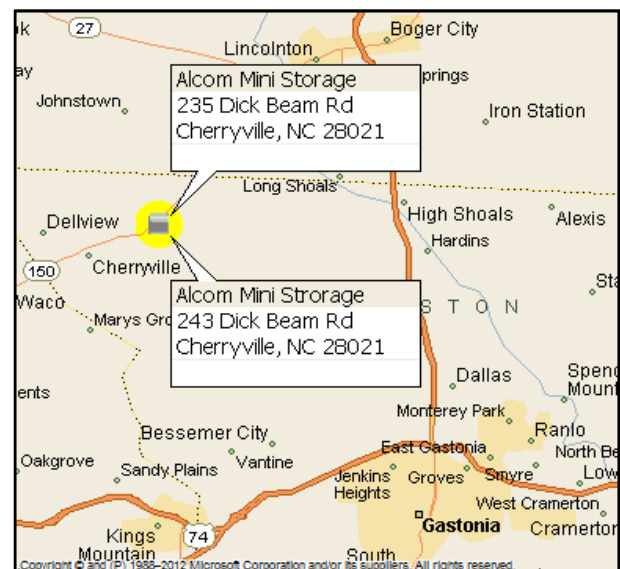
SALIENT DATA

Price:	\$993,721
Total Self Storage Units:	123
Warehouse:	1
Rentable Square Feet:	15,050 plus 5,000 sf warehouse
Total Land Area:	4.47 +/- acres
Number of Buildings:	5

INCOME AND EXPENSES

	2016	Projected 2017
Effective Gross Income	\$109,199	\$115,026
Total Operating Expenses	\$ 19,356	\$ 39,833*
Net Operating Income	\$ 89,843	\$ 75,193

*includes full-time payroll expense



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.