



Listing Broker:

MIDCOAST PROPERTIES, INC.

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DALE C. EISENMAN, CCIM

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A-1 MINI STORAGE

**1112 SINGLETON DR, 1110, 1111 SINGLETON DR,
1109 SINGLETON DR AND 1000 MERRIFIELD DR
SELMA, AL 36703**



SALIENT DATA

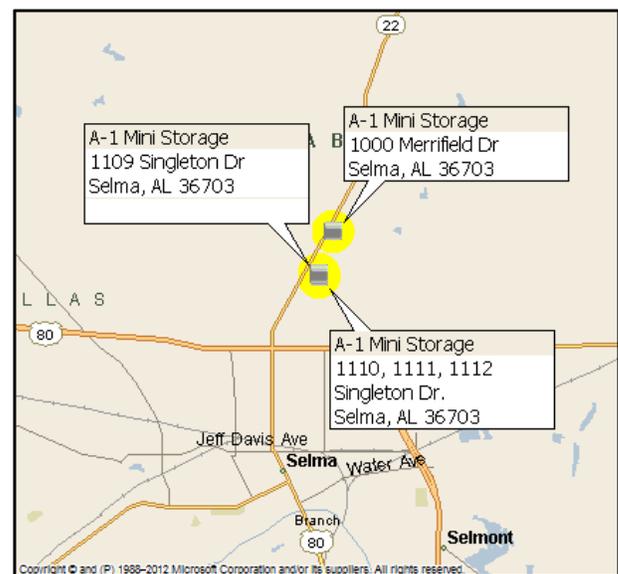
Price:	\$3,299,000
Total Self Storage Units:	583
Total Offices/Suites:	4
Rentable Square Feet:	87,321 +/-
Total Land Area:	5.0 +/- acres
Number of Buildings:	20

- 556 Traditional Units and 27 Climate Units
- 4 Office/Suites plus Rental Office
- Security Cameras, Lighting
- 2/10 mile from Alabama Policy Academy
- Near 3 Colleges/Universities
- Room for Onsite Expansion

INCOME AND EXPENSES

	2017	Projected 2018
Effective Gross Income	\$409,481	\$419,735
Total Operating Expenses	\$135,223*	\$138,595*
Net Operating Income	\$274,258	\$281,140

*includes payroll expense and management fee



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.

Rule 790-X-3-.13

REAL ESTATE BROKERAGE SERVICES DISCLOSURE THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

*Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUBAGENT is another agent/licensee who also represents only one party in a sale. A subagent helps the agent represent the same client. The client may be either the seller or the buyer. A subagent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the clients conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;

- 3. Assist in making a written offer;
- 4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Name of licensee Michael Morrison _____.
Signature Michael C. Morrison _____.
Date _____.
Consumer name _____.
Signature _____.
Date _____.