



Listing Broker:

MIDCOAST PROPERTIES, INC.

PHONE: 843-342-7650

FAX: 843-342-7680

www.midcoastproperties.com

DALE C. EISENMAN, CCIM

dale@midcoastproperties.com

Michael Morrison

CELL: 803- 600-0602

michael@midcoastproperties.com

AAA STORAGE CITY

3715 ARGENT BLVD

RIDGELAND, SC 29936



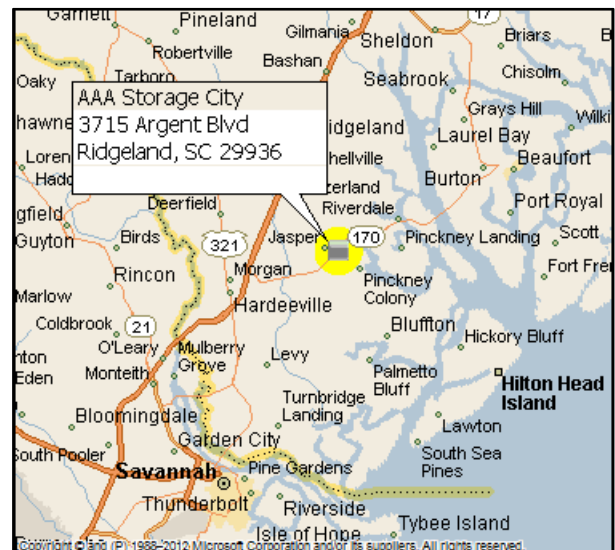
SALIENT DATA

Price:	\$11,000,000
Total Units:	524
Climate Units:	260
Rentable Square Feet:	78,690 +/-
Total Land Area:	8.6 +/- acres
Number of Buildings:	10

- 524 Self Storage, Warehouse & Office Units
- Apartment
- Fenced, Gated, Cameras
- Established Penske Rental Truck Agency
- Office with Retail Supplies
- Room for Onsite Expansion

INCOME AND EXPENSES

	2017	Projected 2018
Effective Gross Income	\$909,891	\$1,021,272
Total Operating Expenses	\$247,359	\$ 310,431
Net Operating Income	\$662,532	\$ 710,841



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.