



MIDCOAST PROPERTIES, INC.

## AUGUSTA SELF STORAGE

225 BOY SCOUT ROAD  
AUGUSTA, GA 30909

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

**MIDCOAST PROPERTIES, INC.**

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### SALIENT DATA

<b>Price:</b>	\$995,000
<b>Total Units:</b>	240
<b>Rentable Square Feet:</b>	27,564
<b>Total Land Area:</b>	4.05 +/- acres
<b>Land for Expansion:</b>	Yes
<b>Number of Buildings:</b>	6

## *Well Established Self Storage Property*

- 240 Drive Up Units
- Rental Office and Onsite Apartment
- Onsite Expansion Opportunity
- Opened in 1978, expanded in 1991
- Fenced and Gated
- Near Augusta National Golf Course
- 84% Physical Occupancy

### INCOME AND EXPENSES

	2008	2009	Proforma 2010
Gross Effective Income	\$146,691	\$141,818	\$142,152
Total Operating Expenses	\$31,667	\$42,761	\$40,150
<b>Net Operating Income</b>	<b>\$115,024</b>	<b>\$99,057</b>	<b>\$106,502</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.