



Listing Broker:

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GIMME SHELTER SELF STORAGE

**340 MILLARD FARMER INDUSTRIAL BLVD
NEWNAN, GA 30263**



- 337 Traditional Self Storage Units
- 133 Climate Units
- Fenced, Computerized Gate Access
- Security Cameras
- Wide Concrete Drive Aisles
- Room for Onsite Expansion

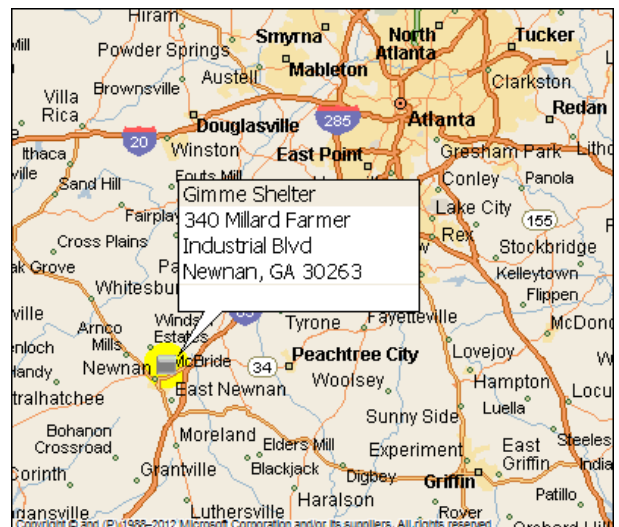
SALIENT DATA

| | |
|----------------------------------|---------------|
| Price: | \$4,750,000 |
| Total Self Storage Units: | 470 |
| Climate Units: | 132 |
| Rentable Square Feet: | 65,475 +/- |
| Total Land Area: | 6.5 +/- acres |
| Number of Buildings: | 12 |

INCOME AND EXPENSES

| | 2016 | Projected 2017 |
|-----------------------------|------------------|------------------|
| Effective Gross Income | \$468,611 | \$490,000 |
| Total Operating Expenses | \$148,935* | \$156,228* |
| Net Operating Income | \$319,676 | \$333,772 |

*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.