



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

MIDCOAST PROPERTIES, INC.

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GRIFFIS ALL-STOR MINI STORAGE

**1491 HIBBS RD
NEWPORT, NC 28579**



SALIENT DATA

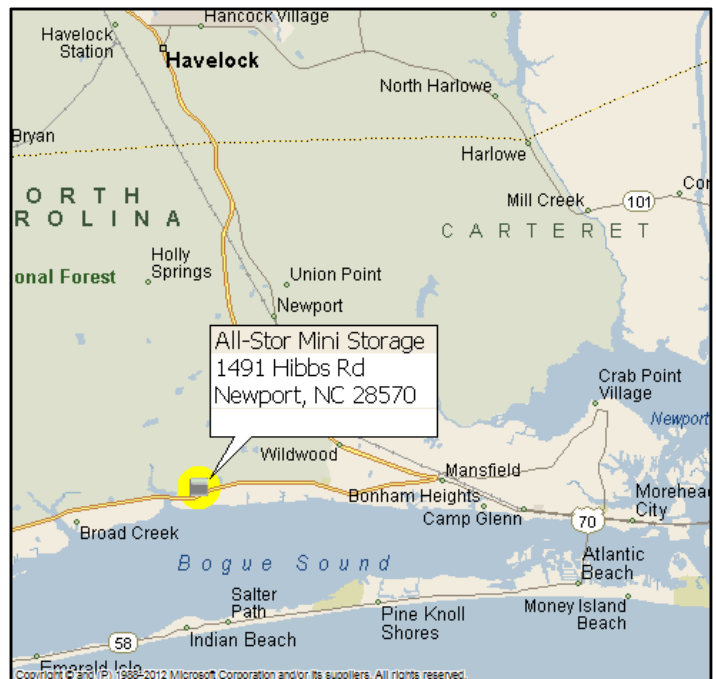
Price: \$1,100,000
Total Units: 224
Rentable Square Feet: 25,550 +/-
Total Land Area: 3.7 +/- acres
Number of Buildings: 5

- 224 Traditional Units
- On Site Rental Office
- Outdoor Parking
- Gated and Fenced
- Room for On-Site Expansion
- 90% Occupancy

INCOME AND EXPENSES

	2014	Projected 2015
Effective Gross Income	\$120,000	\$140,429
Total Operating Expenses	\$46,549	\$54,599*
Net Operating Income	\$73,451	\$85,629

*Includes Payroll 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.