



Listing Broker:

MIDCOAST PROPERTIES, INC.

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HOOPER'S CREEK STORAGE

575 MILLS GAP ROAD

FLETCHER, NC 28732



SALIENT DATA

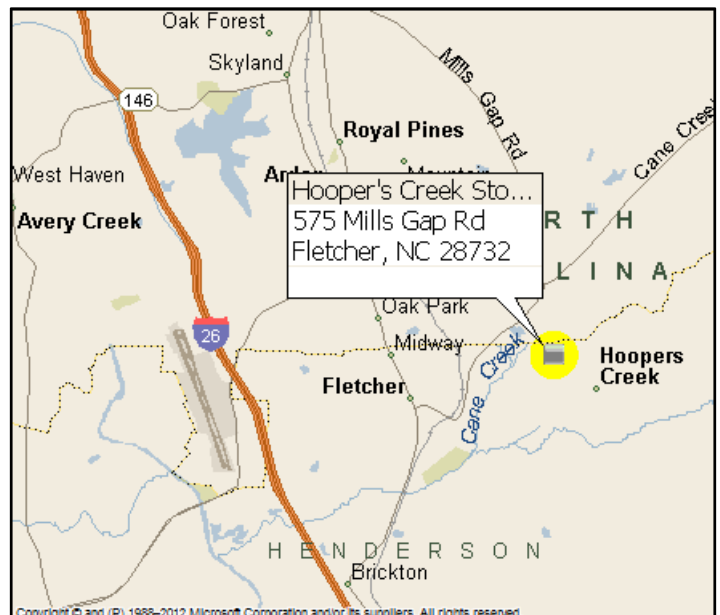
Price:	\$1,395,000
Total Units:	148
Rentable Square Feet:	20,550 +/-
Total Land Area:	3.95 +/- acres
Number of Buildings:	3

- Traditional Drive Up Units and Interior Climate Units
- Rental Office with Moving Supplies
- Boat, RV and Trailer Storage
- Room to Expand On Site

INCOME AND EXPENSES

	2014	Proforma 2015
Gross Effective Income	\$165,655	\$173,688
Total Operating Expenses	\$66,897*	\$68,670*
Net Operating Income	\$98,758	\$105,018

* 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.