



Listing Broker:

**MIDCOAST PROPERTIES, INC.**

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## WHITE'S MINI STORAGE

**1834 SENATOR GASQUE RD**

**MARION, SC 29571**



- Traditional, Retail & Commercial Units
- Warehouse with Loading Dock
- Rental Office
- Clubhouse that can be Rented or Used for Manager's Apartment
- Opportunity to Raise Rents
- On Site Expansion

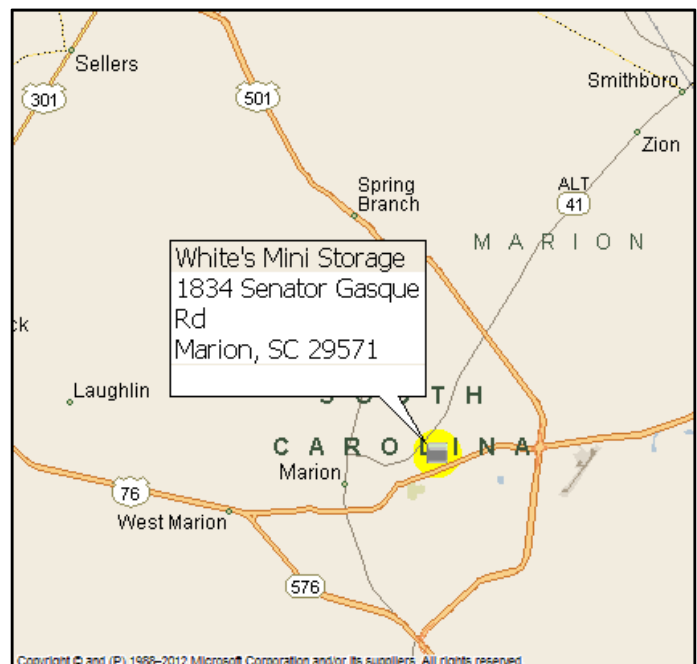
### SALIENT DATA

<b>Price:</b>	\$1,250,000
<b>Total Units:</b>	337
<b>Rentable Square Feet:</b>	84,985 +/-
<b>Total Land Area:</b>	14.41 +/- acres
<b>Number of Buildings:</b>	22

### INCOME AND EXPENSES

	2014	Projected 2015
Gross Effective Income	\$174,091	\$227,920
Total Operating Expenses	\$108,601*	\$107,452*
<b>Net Operating Income</b>	<b>\$65,490</b>	<b>\$120,469</b>

\* Includes Payroll



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.