



MIDCOAST PROPERTIES, INC.

COLONIAL STORAGE CENTER

4155 MILGEN ROAD
COLUMBUS, GA 31907

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

MIDCOAST PROPERTIES, INC.

PHONE: 843-342-7650

FAX: 843-342-7680

dale@midcoastproperties.com

www.midcoastproperties.com



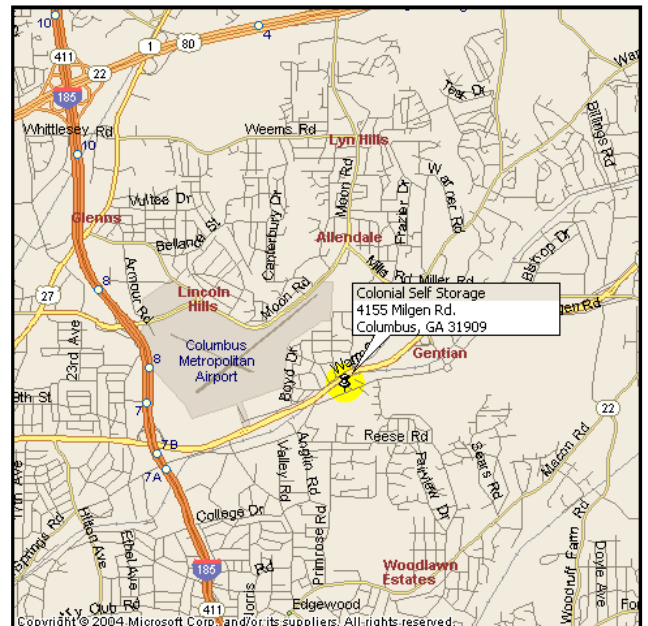
SALIENT DATA

Price:	\$775,000
Total Units:	209
Rentable Square Feet:	24,624
Total Land Area:	1.58 +/- acres
Land for Expansion:	No
Number of Buildings:	6

- Sturdy Concrete Block Buildings
- Asking Price at or Below Replacement Cost
- On-Site Apartment
- Rental Office
- Significant Upside Potential

INCOME AND EXPENSES

	2008	Proforma 2009
Gross Effective Income	\$126,005	\$131,729
Total Operating Expenses	\$62,638	\$64,784
Net Operating Income	\$63,367	\$66,945



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.