



MIDCOAST PROPERTIES, INC.

COLONIAL STORAGE CENTER

95 GREEN STREET
WARNER ROBINS, GA 31093

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

MIDCOAST PROPERTIES, INC.

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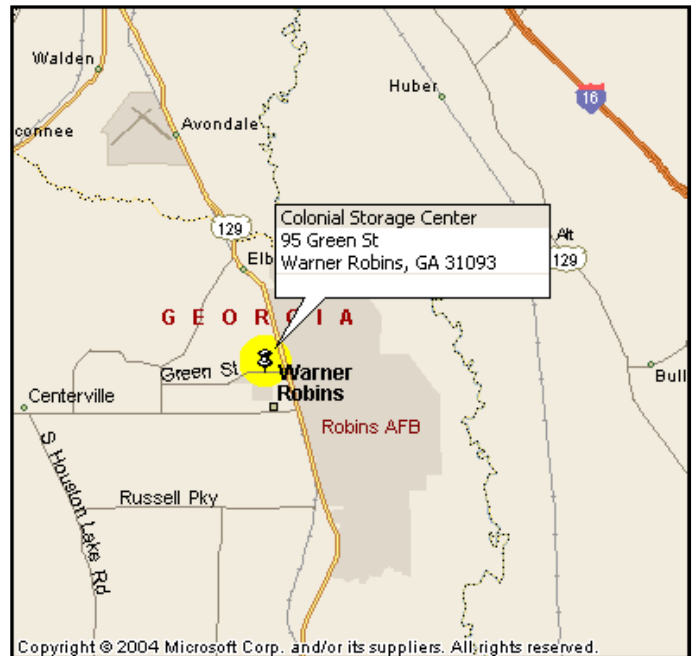
SALIENT DATA

Price:	\$510,000
Total Units:	192
Rentable Square Feet:	19,960
Total Land Area:	1.2 +/- acres
Land for Expansion:	No
Number of Buildings:	5

- Sturdy Concrete Block Buildings
- Just Outside Gate of Robins AFB
- Asking Price at or Below Replacement Cost
- On-Site Apartment
- Rental Office
- Significant Upside Potential

INCOME AND EXPENSES

	2008	Proforma 2009
Gross Effective Income	\$92,783	\$93,159
Total Operating Expenses	\$51,321	\$53,237
Net Operating Income	\$41,462	\$39,922



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.