



MIDCOAST PROPERTIES, INC.

COLONIAL STORAGE CENTER

2990 PIO NONO AVENUE
MACON, GA 32106

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

MIDCOAST PROPERTIES, INC.

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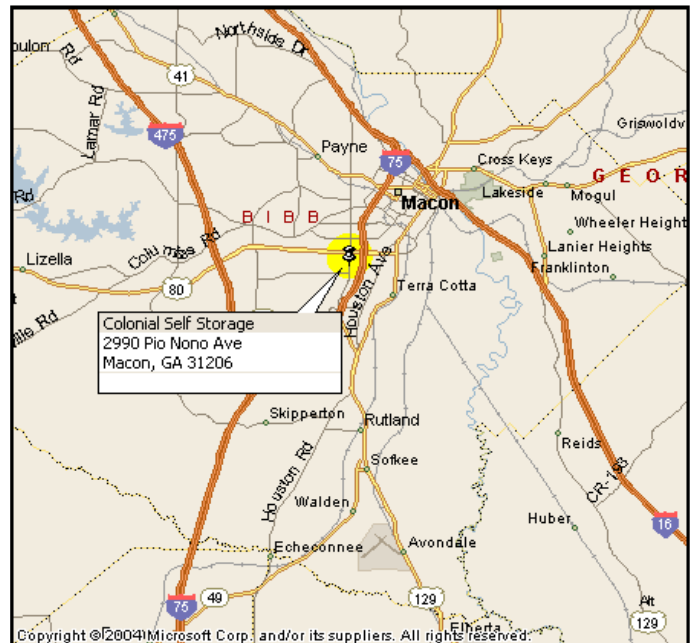
SALIENT DATA

Price:	\$1,200,000
Total Units:	220
Rentable Square Feet:	26,962
Total Land Area:	1.7 +/- acres
Land for Expansion:	No
Number of Buildings:	4

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

INCOME AND EXPENSES

	2008	Proforma 2009
Gross Effective Income	\$137,344	\$141,099
Total Operating Expenses	\$53,427	\$55,364
Net Operating Income	\$83,917	\$85,735



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.