



America's Premier Self Storage Brokers



Listing Broker:

Belton City Mini Warehouses
126 E. Hargis Street
Belton, MO 64012

Larry Goldman, CCIM
RE/MAX Best Associates
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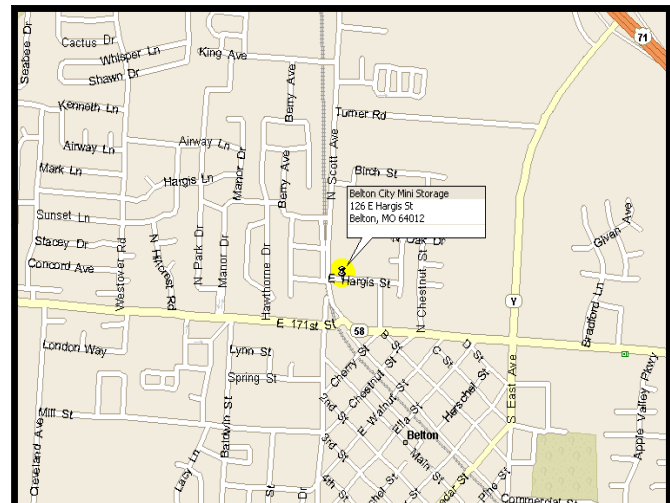
- Located in a rapidly growing suburb of Kansas City
- Strong U-Haul rentals
- Outdoor vehicle storage
- Under utilized warehouses suitable for climate control conversion or additional non-climate expansion

SALIENT DATA

Price:	\$1,990,000
Total Square Feet:	46,650
Rentable Square Feet:	46,150
Total Land Area:	3.04 Acres
Total Units:	254
Unit Occupancy:	94%
Year of Facility Opening:	1999

2008 INCOME & EXPENSES

Gross Potential Income:	\$235,215
Total Operating Expenses:	\$62,575
Net Operating Income:	\$172,640



This information has been obtained from third parties and Argus 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.