



America's Premier Self Storage Brokers



North Main Self Storage
1822 N. Main Street
Summerville, SC 29483

Listing Broker: **P. John DeStefano**
Commercial Investment Group, LLC
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SALIENT DATA

Price: \$3,900,000

Total Square Feet: 25,525

Rentable Square Feet: 23,150

Total Units: 179

Unit Occupancy: 62.6%

Total Land Area: 10 Acres

Year Built: 2008

- New facility!
- Located in growth area with 25,000+ housing units planned
- Room for expansion
- 6 bay carwash
- Partial seller financing

PROFORMA

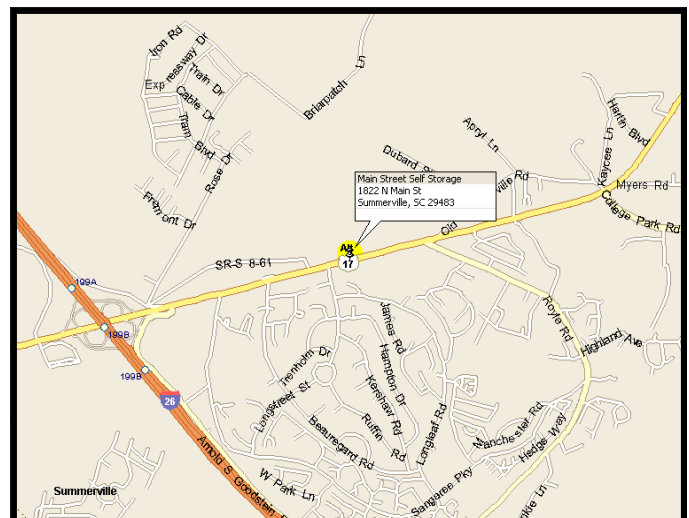
Self Storage Income: \$229,036

Carwash Income: \$262,800

Additional Income: \$7,200

Operating Expenses: \$191,776

Net Operating Income: \$307,260



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.