



America's Premier Self Storage Brokers



Fairview Road Self Storage 20 Berryblue Court Simpsonville, SC 29680

Listing Broker:

P. John DeStefano
Commercial Investment Group, LLC
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SALIENT DATA

Price: \$3,500,000

Total Square Feet: 73,075

Total Units: 520

Unit Occupancy: 74.4%

Land for Expansion: Yes

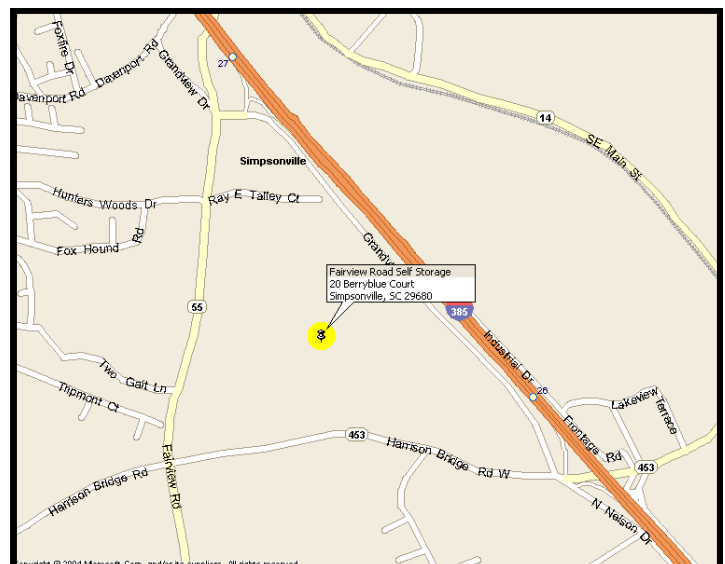
- High profile location between Lowes and Home Depot with excellent visibility.
- Property built in 2000 and expanded in 2007 due to exceptionally high product demand in this area.
- 520 units with boat/RV storage
- Climate control & standard units
- Additional acreage for expansion is available
- Very well maintained
- Recent expansion
- Excellent visibility

PROFORMA 2010

Effective Income: \$443,150

Operating Expenses: \$145,942

Net Operating Income: \$297,208



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.