



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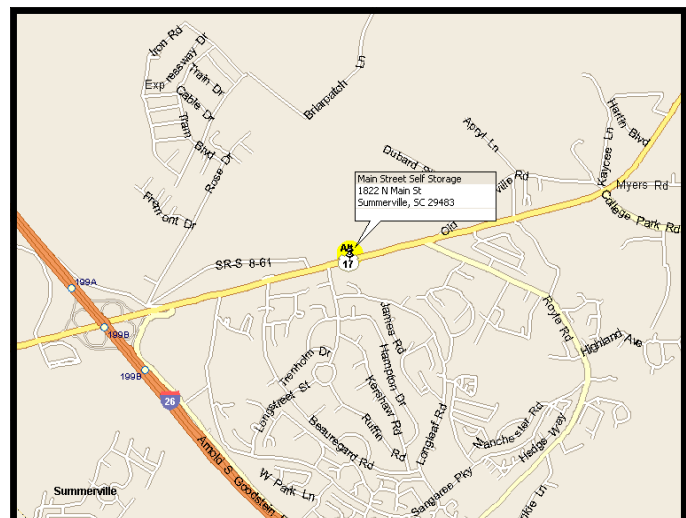
- New facility!
- Located in growth area with 25,000+ housing units planned
- Room for expansion
- 6 bay carwash
- Partial seller financing

SALIENT DATA

Price:	\$4,200,000
Total Square Feet:	25,525
Rentable Square Feet:	23,150
Total Units:	179
Unit Occupancy:	55%
Total Land Area:	10 Acres
Year Built:	2008

PROFORMA

Self Storage Income:	\$229,036
Carwash Income:	\$262,800
Additional Income:	\$7,200
Operating Expenses:	\$191,776
Net Operating Income:	\$307,260



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