



America's Premier Self Storage Brokers



Storage Plus
2402 Rockhaven Road
Harrisonville, MO 64701

Listing Broker:

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RE/MAX Best Associates
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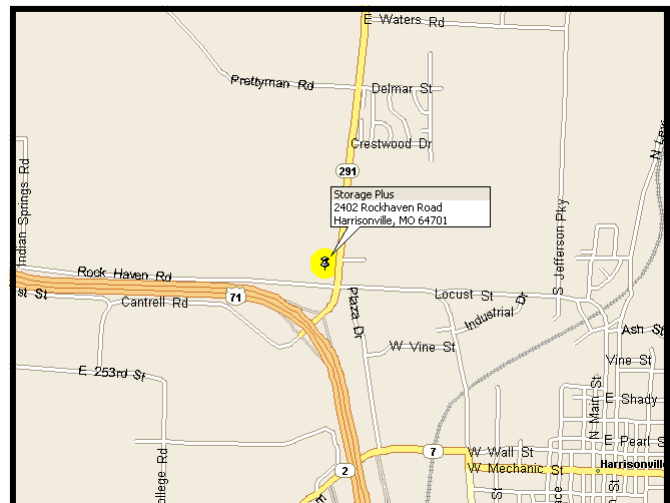
- High traffic location between Walmart and Applebees
- Fully fenced with computerized gate access
- Onsite manager's office
- Land for expansion
- Visible from US Hwy 71

SALIENT DATA

Price:	\$800,000
Rentable Square Feet:	29,040
Total Square Feet:	29,290
Total Land Area:	4.5 Acres
Surrounding Land for Purchase:	Yes
Total Units:	171
Year of Facility Opening:	1999

2009 FINANCIAL INFORMATION

Gross Potential Income:	\$174,756
Less Vacancy & Credit Loss (36%):	(\$63,734)
Effective Rental Income:	\$111,022
Total Operating Expenses:	(\$50,133)
Net Operating Income:	\$60,889



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.