



America's Premier Self Storage Brokers



AAA Moore's Mini Storage 14984 Lawrence 2140 Mount Vernon, MO 65712

Listing Broker: **Larry Goldman, CCIM**
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SALIENT DATA

Price:	\$1,170,000
Total Units:	400
Total Square Feet:	66,828
Rentable Square Feet:	65,708
Number of Buildings:	13
Total Land Area:	5.3 Acres
Land for Expansion:	No
Year Built:	1989-2003
Manager Apartment & Office:	1,420 SF

- Long History of High Occupancy
- Largest Facility in the Area
- Manager's Office/Residence on Site
- High Growth Area just off Interstate 44 between Joplin and Springfield, Missouri

Income and Expenses 2009	
Potential Rental Income	\$180,961
Less Vacancy & Credit Loss	(\$38,405)
Effective Rental Income	\$142,556
Total Operating Expenses	(\$48,012)
Net Operating Income	\$94,544



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.