

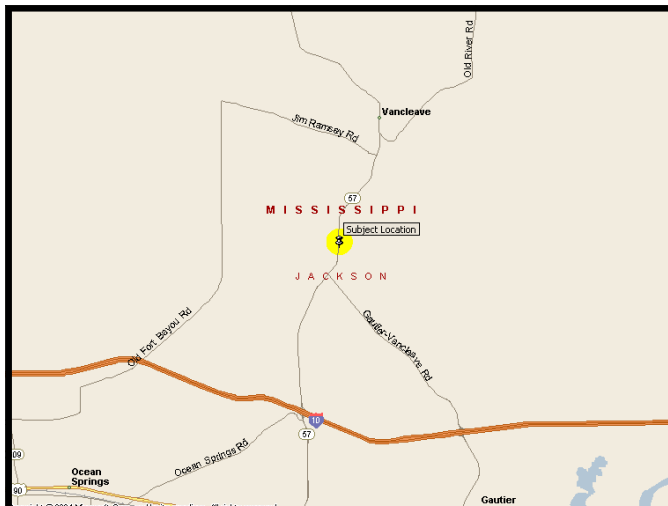


America's Premier Self Storage Brokers

Vancleave Mini Plaza

10910 Highway 57
Vancleave, MS 39565

Listing Brokers: **C. William Barnhill, CCIM, Broker**
Shannon Barnes, Agent
Omega Properties, Inc.
Phone: 251-432-1287
barnhill@selfstorage.com
shannon@selfstorage.com



SALIENT DATA	
Price:	\$519,500
Net Operating Income:	\$42,008
Cap Rate:	8.08%
Total Units:	70 self storage 3 retail spaces
Rentable Square Feet:	10,850+/-
Total Square Feet:	10,850+/-
Land for Expansion:	No
Year Built:	Building 1: 1997 Building 2: 2007

- Good Visibility Along Hwy 57
- 3 Retail Spaces

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.