



America's Premier Self Storage Brokers



Mini Warehouses of Columbia
129 Cromer Road
Lexington, SC 29073

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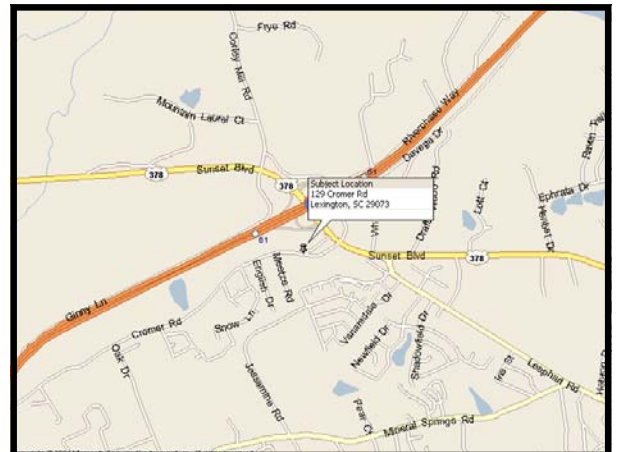
SALIENT DATA

Price:	\$850,000
Total Square Feet:	34,000
Rentable Square Feet:	32,445
Total Units:	222
Total Land Area:	3.39 Acres

- Easy access from I-20 & I-26
- Tractor trailer accessible
- All masonry constructed
- Paved & fenced
- 2 acres available for expansion
- Family owned since 1978

PROFORMA

Total Gross Income:	\$233,072
Effective Gross Income:	\$151,157
Operating Expenses:	(\$70,668)
Net Operating Income:	\$80,489



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.