



America's Premier Self Storage Brokers



# Lock-Up Self Storage

16425 Highway 603  
Kiln, MS 39556

Listing Brokers:

**C. William Barnhill, CCIM**  
**Stuart LaGroue**  
**Omega Properties, Inc.**  
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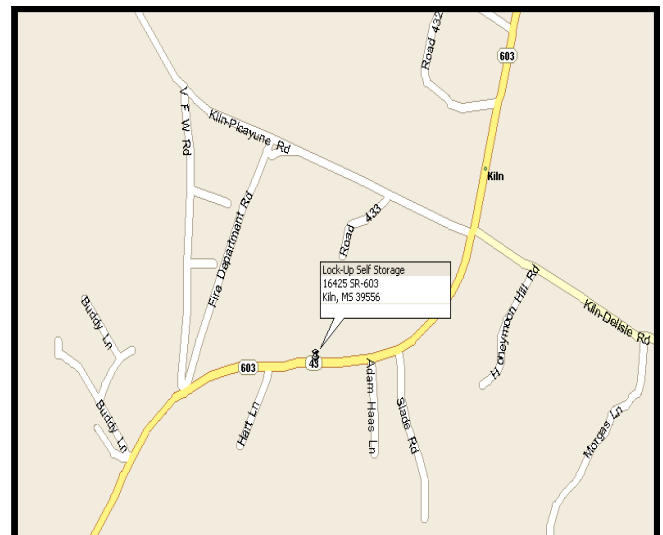
- Climate Control Units and Regular Units
- Easy Access
- High Traffic Count
- U-Haul Truck Rentals

## Salient Data

|                              |                |
|------------------------------|----------------|
| <b>Price:</b>                | \$400,000      |
| <b>Total Units:</b>          | 344            |
| <b>Rentable Square Feet:</b> | 31,660         |
| <b>Total Land Area:</b>      | 1.92 +/- Acres |
| <b>Land for Expansion:</b>   | No             |
| <b>Unit Occupancy:</b>       | 34.3%          |
| <b>Year Built:</b>           | 1997           |

## Financial History 2009

|                                  |           |
|----------------------------------|-----------|
| <b>Total Income:</b>             | \$113,834 |
| <b>Total Operating Expenses:</b> | \$79,594  |
| <b>Net Operating Income:</b>     | \$34,240  |



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.