



America's Premier Self Storage Brokers

American Mini Storage of Nixa

703 Kathryn Street
Nixa, MO 65714

Listing Brokers:

Larry Goldman, CCIM
RE/MAX Best Associates
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SALIENT DATA

Price: \$1,810,000

Total Units: 352

Total Square Feet: 59,880

Number of Buildings: 14

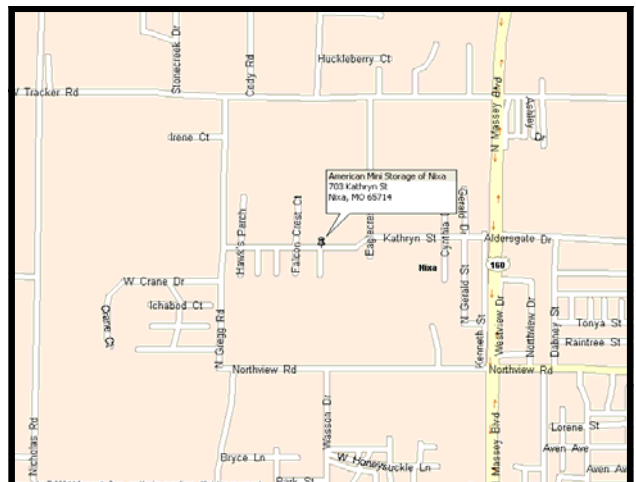
Total Land Area: 4.08 Acres

Year Built: 1997

- Renovated in 2008
- Dynamic Springfield suburb on the way to Branson
- Located in one of the fastest growing cities in Missouri
- On site office and apartment
- Computerized entry gates

2009 INCOME & EXPENSES

| | |
|------------------------------|------------------|
| Potential Rental Income: | \$226,596 |
| Less Vacancy: | (\$24,926) |
| Total Potential Income: | \$201,670 |
| Operating Expenses: | \$56,571 |
| Net Operating Income: | \$145,099 |



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