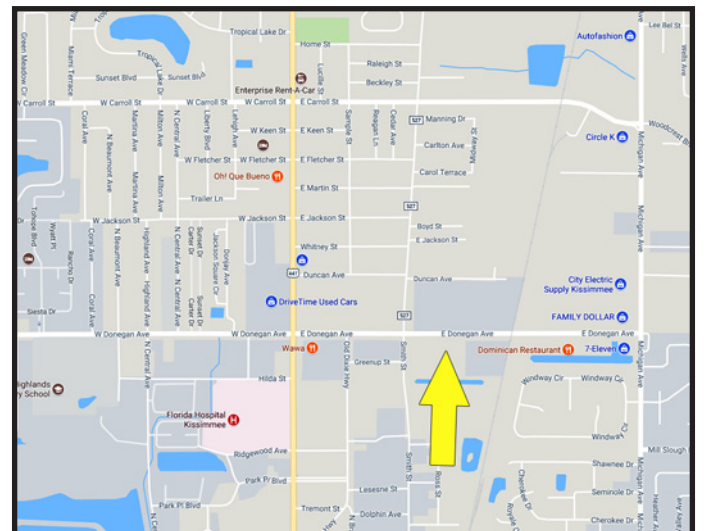
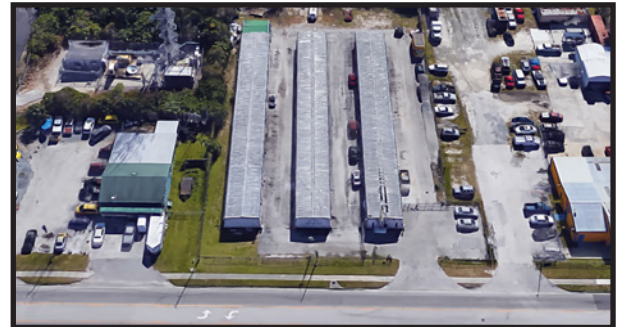


600 E. Donegan Ave. Kissimmee, FL 34744



Property Highlights

- 100 unit mini storage facility with multiple-sized units
- The facility is a U-Haul rep
- 24/7 access for renters
- 12 security cameras for 24/7 monitoring
- Building & property, including business
- OWNER FINANCING AVAILABLE!
- Storage units: 36-5X10, 31-10X10,
27-10X20, 1-20X20 overhang
- 9-car parking
- 5 offices



600 E. Donegan Ave. Kissimmee, FL 34744**Proforma**

Scheduled Gross Income	\$121,476*
Effective Gross Income	\$106,170
Operating Expenses	\$ 21,234
Net Operating Income	\$ 84,936
Pre-Tax Cash Flow	\$ 14,052

Debt Type	Proposed
Loan Amount	\$895,000
Interest Rate	5%
Amortized Over	20 yrs
Due In	5 yrs
Annual Debt Service	\$ 70,884
Down Payment	\$100,000

*The figures above do not include income The Attic receives as a U-Haul representative.