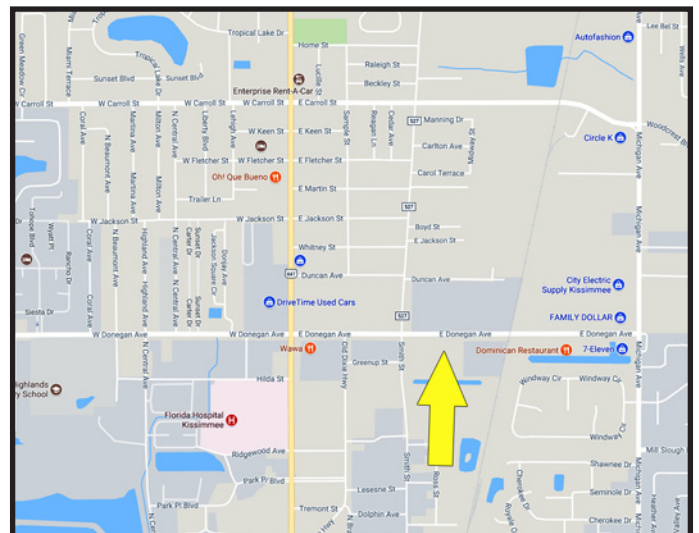
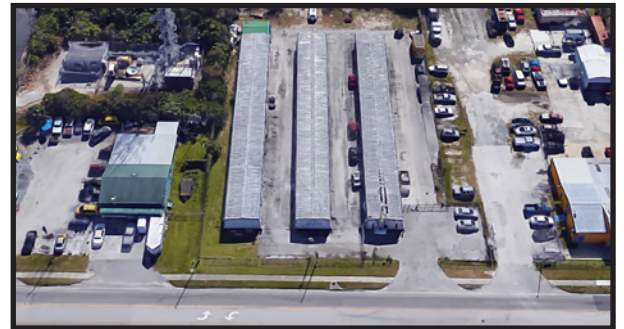


## 600 E. Donegan Ave. Kissimmee, FL 34744



### Property Highlights

- 98 unit mini storage facility with multiple-sized units
- The facility is a U-Haul rep
- Gated access for renters
- 19 security cameras for 24/7 monitoring
- Building & property, including business
- OWNER FINANCING AVAILABLE!
- Storage units: 36-5X10, 33-10X10, 25-10X20, 1-20X20 overhang
- 19-car parking



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The information contained herein was obtained from reliable sources but is not warranted.  
This offering is subject to prior sale, changes in prices or terms, errors and omissions



**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.