



Hamilton Mill Storage

TYPE:	Self-Storage Facility
LOCATION:	2050 Gravel Springs Road, Buford, GA 30519
MARKET:	Atlanta submarket
SITE:	5.2 acres
UNITS:	293 units 30,000 sq. ft. (65% climate controlled) 13,000 sq. ft. (29% non-climate controlled) 3,000 sq. ft. (6% outside surface parking)
BUILDINGS:	3, 1-story buildings 2, 2-story buildings
ATTRIBUTES:	Brick building with metal roof
HIGHLIGHTS:	In 2011, acquired the property from the lender, who foreclosed the previous year. Purchased below its potential value and obtained below market financing. Rapidly increased the value of the property by implementing an effective property management strategy.

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