

FOR SALE

Best Florida Self Storage Portfolio

SOUTH FLORIDA'S BROWARD COUNTY & TALLAHASSEE



The Best Florida self storage portfolio represents eight of the best storage locations throughout South Florida in Broward County, and Tallahassee, Florida. The portfolio consists of 678,881 rentable square feet and 6,626 storage units. The portfolio also consists of 38,478 square feet of retail space, 12,650 square feet of warehouse space and 166 RV parking spaces. Ownership has positioned the assets for rapid revenue growth through recent renovations and changes to the unit mix. The portfolio is currently 80% occupied, which includes a newly constructed facility that opened in 2007. The portfolio achieved revenue growth of 20% from the previous year. Best Florida consists of both single-story drive-up units and new multi-story facilities with climate controlled units.

The facilities, with excellent brand and location awareness, are located in high barrier-to-entry, in-fill locations with excellent population densities and expanding population bases. The seven South Florida in Broward County facilities offer an opportunity to gain dominant market share with the best locations in the greater Fort Lauderdale market and has current rents below market rates. The Tallahassee facility is located next to major retailers on a high-traffic thoroughfare.

The desirable portfolio represents an ideal opportunity for an investor or operator to gain immediate market share in dynamic South Florida with the potential to significantly increase revenues.

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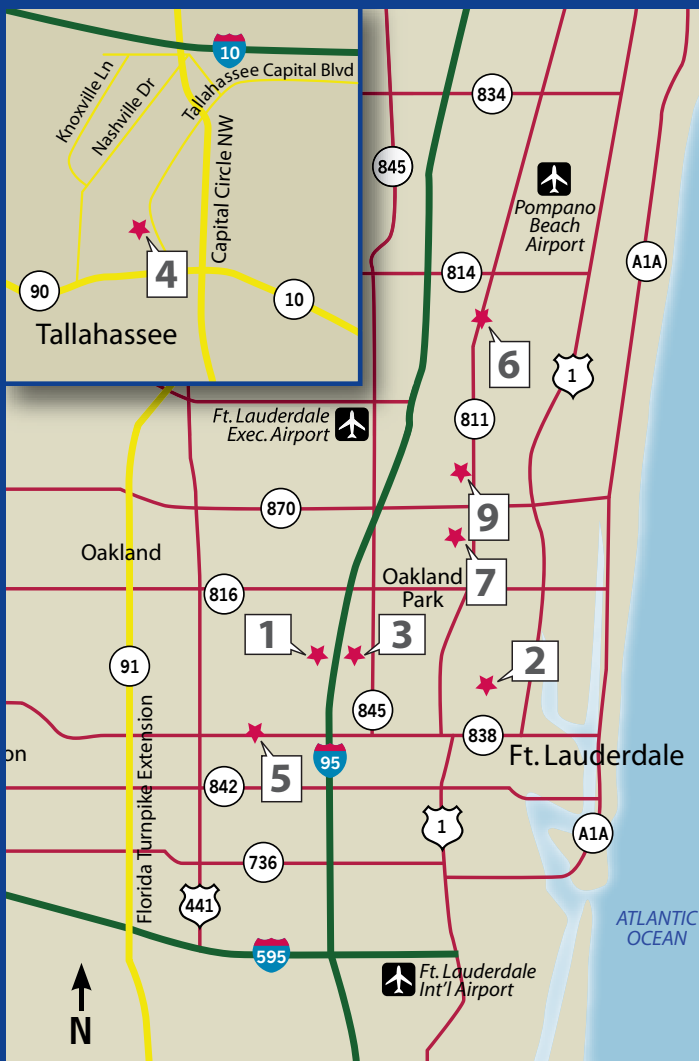
CREATING VALUE THROUGH EXPERIENCE

BEST FLORIDA SELF STORAGE PORTFOLIO

SOUTH FLORIDA'S BROWARD COUNTY & TALLAHASSEE

PORTFOLIO HIGHLIGHTS

- Market Share:** Gain immediate market share with the best locations in the rapidly-expanding South Florida, Broward County trade area.
- Visibility:** Dominant presence with outstanding Highway and Interstate visibility in the greater Fort Lauderdale and Tallahassee markets.
- Stabilized Occupancy:** The Best Florida facilities are well-established brands with local awareness with their respective markets. The portfolio is currently 80% occupied.
- Operating Efficiencies:** Seven facilities are located in Broward County providing an efficient platform for management and operating efficiencies.
- Revenue Growth:** Ownership has positioned the assets for rapid revenue growth through recent renovations and changes to the unit mix. Portfolio revenues grew 20% from the previous year and are poised for additional increases with current rents below market rates.
- Existing Management:** Existing third-party management is available to stay in place and continue driving impressive revenue growth.



OFFERING SUMMARY

LOCATION	TYPE OF UNIT	UNIT COUNT	NET RENTABLE AREA (SF)	GROSS POTENTIAL REVENUE
BEST FLORIDA #1 2290 NW 19th Street Fort Lauderdale	Storage	1,025	114,416 sq. ft.	\$1,582,788
	RV Parking	26		
BEST FLORIDA #2 1201 N. Flagler Drive Fort Lauderdale	Storage	738	56,245 sq. ft.	\$1,267,488
BEST FLORIDA #3 1900 NW 19th Street Fort Lauderdale	Storage	1,008	105,809 sq. ft.	\$1,752,804
	Retail	12		
BEST FLORIDA #4 5086 Tennessee Capital Blvd. Tallahassee	Storage	900	93,425 sq. ft.	\$864,348
	RV Parking	30		
BEST FLORIDA #5 3901 W. Sunrise Blvd. Lauderhill	Storage	830	86,680 sq. ft.	\$1,078,332
	RV Parking	29		
BEST FLORIDA #6 1000 S. Dixie Highway Pompano Beach	Storage	222	52,648 sq. ft.	\$707,328
	RV Parking	58		
BEST FLORIDA #7 760 NE 44th Street Oakland Park	Storage	333	76,652 sq. ft.	\$902,875
	Retail	10	18,100 sq. ft.	\$225,060
	Warehouse	12	12,650 sq. ft.	\$141,685
	RV Parking	2		\$3,336
BEST FLORIDA #9 4950 N. Dixie Highway Fort Lauderdale	Storage	1,570	93,006 sq. ft.	\$2,114,904
	Retail	5	5,980 sq. ft.	\$98,350
	RV Parking	21		\$30,960
	Cell	1		\$28,248
PORTFOLIO TOTAL		6,832	730,009 sq. ft.	\$11,151,222