

FOR SALE

Midwest Self Storage Portfolio

CHICAGO - INDIANAPOLIS - CINCINNATI



NORA SELF STORAGE - INDIANAPOLIS, INDIANA



MERRILLVILLE SELF STORAGE - MERRILLVILLE, INDIANA

FOUR INSTITUTIONAL-QUALITY SELF STORAGE FACILITIES

This Midwest Self Storage Portfolio represents an opportunity to acquire four institutional-quality self storage facilities located in the Chicago, Indianapolis and Cincinnati markets. The portfolio consists of 339,560 rentable square feet and 2,652 storage units with current occupancy of 73%. Features include climate controlled storage units, 24-hour video recording, access control gates, individual alarmed units and outdoor RV and boat storage. Recent facility expansions at Merrillville Self Storage and Nora Self Storage provides value-added opportunities to increase existing revenues.

The facilities are located in retail in-fill, high barrier-to-entry locations in major metropolitan markets with excellent population densities and average household incomes. Merrillville Self Storage is located in northwest Indiana within the Chicago trade area. Nora and Broad Ripple Self Storage are located northeast of downtown Indianapolis inside the Interstate 465 loop. Loveland Self Storage is located northeast of Cincinnati near Interstate 275. The facilities have established excellent brand and location awareness in their respective communities.

MARKET COVERAGE: CHICAGO, INDIANAPOLIS AND CINCINNATI

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MJ PARTNERS
REAL ESTATE SERVICES



BROAD RIPPLE SELF STORAGE - INDIANAPOLIS, INDIANA



LOVELAND SELF STORAGE - LOVELAND, OHIO

CREATING VALUE THROUGH EXPERIENCE

MIDWEST SELF STORAGE PORTFOLIO

CHICAGO - INDIANAPOLIS - CINCINNATI

PORTFOLIO HIGHLIGHTS

- **Market Coverage:** The portfolio represents the opportunity to invest in three major Midwest self storage markets: Chicago, Indianapolis and Cincinnati.
- **Institutional-Quality Assets:** The portfolio consists of high quality new construction featuring climate controlled units and state-of-the-art security systems.
- **High Barriers-to-Entry:** The facilities are primarily located in high barrier-to entry markets with irreplaceable infill retail locations and strong area demographics.
- **Stabilized Occupancy:** The facilities have established excellent brand and location awareness in their respective markets.
- **Maximize Revenue:** The Portfolio provides an opportunity to maximize revenues through economies-of-scale in operation, expansion, and climate control conversion.
- **Portfolio Sale Price: \$30,000,000**

PORTFOLIO SUMMARY

FACILITY	UNITS	RENTABLE AREA
Nora Self Storage	991	137,055 square feet
Broad Ripple Self Storage	642	71,850 square feet
Merrillville Self Storage	489	65,920 square feet
Loveland Self Storage	552	64,735 square feet
PORTFOLIO TOTAL	2,652	339,560 square feet

NORA SELF STORAGE

8802 EVERGREEN AVENUE, INDIANAPOLIS, INDIANA

Net Rentable Area:	137,055 square feet
Number of Units:	991 storage units
Unit Occupancy (July 2007):	73%
Gross Rental Income (100%):	\$849,773
Gross Rental Income with Expansion:	\$1,676,448
Year Built:	2000

BROAD RIPPLE SELF STORAGE

1102 EAST 52ND STREET, INDIANAPOLIS, INDIANA

Net Rentable Area:	71,850 square feet
Number of Units:	642 storage units
Unit Occupancy (July 2007):	90%
Gross Rental Income (100%):	\$836,076
Year 1 Net Operating Income:	\$518,647
Year Built:	1999

MERRILLVILLE SELF STORAGE

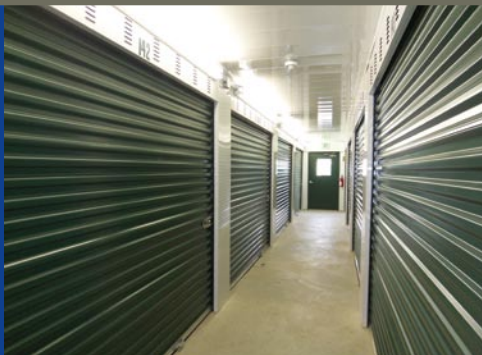
6590 BROADWAY (RTE 59), MERRILLVILLE, INDIANA

Net Rentable Area:	65,920 square feet
Number of Units:	489 storage units
Unit Occupancy (July 2007):	73%
Gross Rental Income with Expansion:	\$1,042,608
Year 1 Net Operating Income:	\$239,759
Year Built:	2005

LOVELAND SELF STORAGE

10686 LOVELAND MADEIRA ROAD, LOVELAND, OHIO

Net Rentable Area:	64,735 square feet
Number of Units:	552 storage units
Unit Occupancy (July 2007):	70%
Gross Rental Income (100%):	\$664,711
Year 1 Net Operating Income:	\$295,515
Year Built:	2000



6590 BROADWAY (RTE 59), MERRILLVILLE, IN



1102 EAST 52ND ST, INDIANAPOLIS, IN



10686 LOVELAND MADEIRA RD, LOVELAND, OH