

INVESTMENT OPPORTUNITY**G & G Self Storage
5-Property Portfolio**

**980 & 619 Hwy 664, Ferris, TX
161 Business Circle, Terrell, TX
131 Luther Lane, Gun Barrell City, TX
150 Seagoville Rd, Seagoville, TX
3115 N. Hwy 175, Seagoville, TX**

**Listing Brokers**

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RICHARD D. MINKER CO.
COMMERCIAL REAL ESTATE



G & G STORAGE PORTFOLIO SUMMARY

The G & G Self Storage portfolio consists of a total of (5) facilities. The established properties are located in 4 growing communities southeast of downtown Dallas. The properties are located in Seagoville (2), Terrell, Gun Barrel City and Ferris, Texas. Each community has a diversified economic base with access to major highways both east/ west and north/south. The properties have either been built or expanded since the year 2000 and have concrete drives and individual door alarms. The Buyer of this portfolio will have the ability to own over 1,300 units and 200,000 square feet of storage located between 17 and 49 miles of downtown Dallas. With aggressive marketing, the Buyer should enjoy good growth and increasing financial occupancy over the current level.

FINANCIAL HISTORY 2007

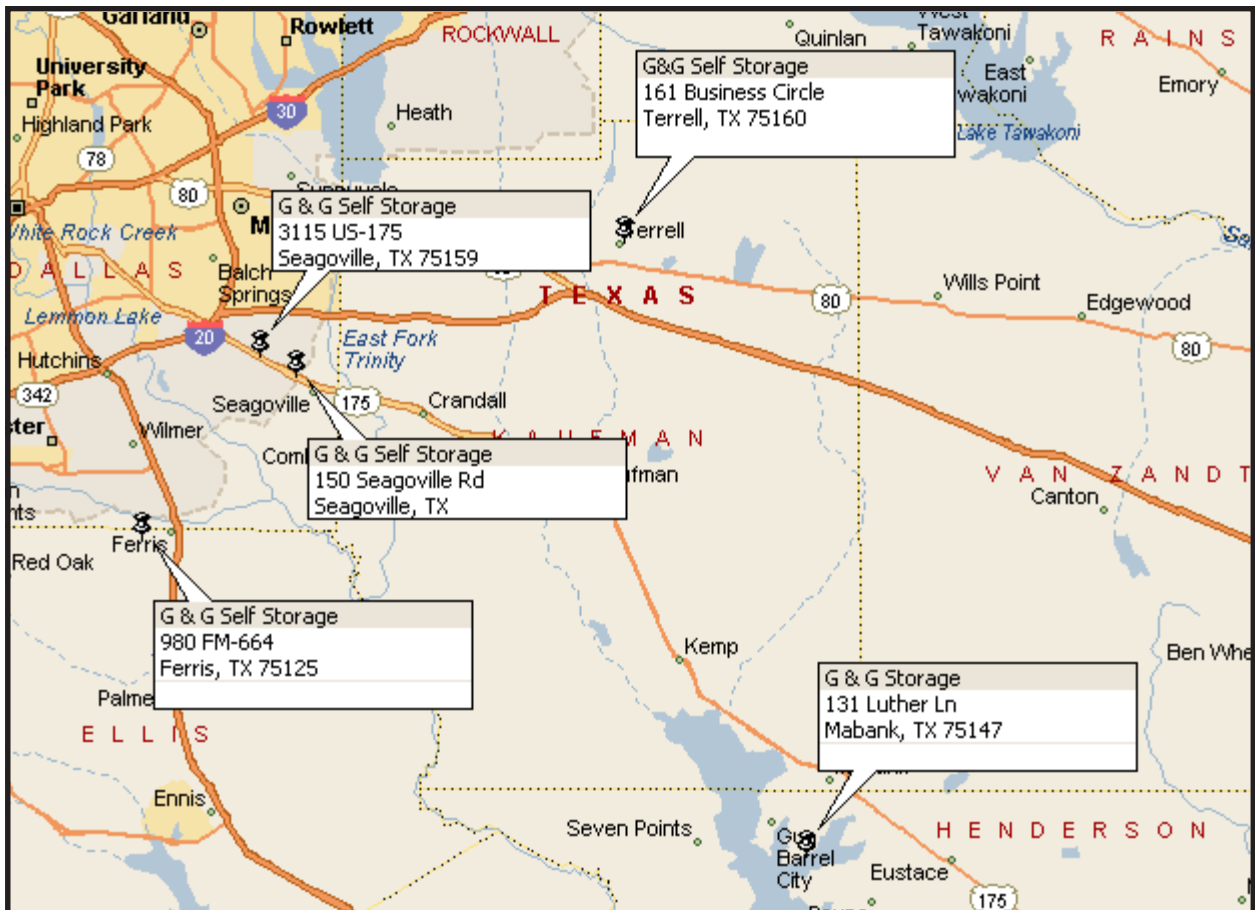
	Gun Barrel City	Ferris-2 Locations	Seagoville -150	Seagoville	Terrell	Total
Revenue	\$76,475.50	\$155,437.31	\$143,211.25	\$162,189.00	\$148,755.75	\$686,068.81
Expenses						
Payroll	\$26,295.57	\$34,215.60	\$37,188.75	\$34,610.50	\$36,350.28	\$168,660.70
Payroll Tax	\$2,240.40	\$2,846.30	\$3,073.73	\$2,876.50	\$3,009.59	\$14,046.52
Property Insurance	\$3,169.00	\$5,409.00	\$3,182.00	\$4,998.00	\$3,314.00	\$20,072.00
Medical Insurance	\$2,000.00	\$3,247.33	\$2,084.06	\$2,605.89	\$4,081.64	\$14,018.92
Advertising	\$1,396.95	\$2,175.94	\$198.34	\$320.84	\$531.52	\$4,623.59
Office Expense	\$854.53	\$2,471.38	\$841.11	\$1,446.47	\$1,150.16	\$6,763.65
Bank Charges	\$20.00		\$6.00		\$32.00	\$52.00
Automobile Expense	\$130.10				\$31.87	\$167.97
Telephone	\$2,077.30	\$1,659.48	\$3,598.34	\$692.79	\$3,213.46	\$11,241.37
Postage		\$73.12		\$13.92	\$340.67	\$427.71
Contract Labor	\$471.00				\$136.50	\$607.50
Repairs/ Main	\$5,149.62	\$5,013.68	\$1,131.21	\$7,422.89	\$7,973.54	\$26,690.94
Maint/ Repair Reimburse	\$79.55	\$144.48		\$35.64	\$99.66	\$359.33
Services Purchased	\$1,636.56	\$2,519.41	\$1,352.01	\$3,442.17	\$1,678.57	\$10,628.72
Utilities	\$7,431.67	\$8,477.88	\$5,051.39	\$10,580.32	\$8,645.06	\$40,186.32
Miscellaneous		\$65.00		\$151.55		\$216.55
Property Tax	\$21,052.12	\$18,341.57	\$19,214.00	\$34,284.47	\$22,995.00	\$115,887.16
Dues/Subscriptions	\$122.50	\$146.50	\$122.50	\$145.50	\$122.50	\$659.50
M/R Ins. Reimbursement		-7500.45		\$20.00		-\$7,500.45
Uncollectable Accounts				\$100.00		\$20.00
Donations						\$100.00
Total Expenses	\$74,126.87	\$79,306.22	\$77,043.44	\$103,747.45	\$93,706.02	\$427,930.00
Net Operating Income	\$2,348.63	\$76,131.09	\$66,167.81	\$58,441.55	\$55,049.73	\$258,138.81

PORTFOLIO TRANSACTION TERMS

Price: \$4,958,000

Facility	City	Units	RSF
131 Luther Lane	Gun Barrel City	183	31,415
980 W. FM 664	Ferris (2 locations)	340	47,990
3115 N. Highway 175	Seagoville	362	54,910
161 Business Circle	Terrell	242	35,150
150 Seagoville Road	Seagoville	186	32,700
Total		1,313	202,165

PORTFOLIO LOCATION MAP



G & G STORAGE
980 & 619 W. FM 664
FERRIS, TX



PROPERTY HIGHLIGHTS

- Excellent visibility on Highway 664
- Well constructed
- Individual door alarm
- Boat & RV storage
- Additional land for expansion

GENERAL DESCRIPTION

A fast growing community just outside the Dallas city limits, the facility is located on the main highway between Ferris and Red Oak. It is very easily accessible from the highway and is within minutes from a new housing development. The property also offers RV and boat storage as well as a gated access and door alarms.

SALIENT DATA

Total Land Area: 5.9134 acres

Land for Expansion: No

Zoning: IM Industrial

Total Units: 340 (318 units & 22 RV)

Climate Controlled Units: NA

Unit Occupancy: 54%

Physical Occupancy: 72%

Financial Occupancy: 56%

Year of Facility Opening: 2000

Number of Buildings: 15

Exterior Construction: Metal panels

Interior Construction: Red iron with metal panels

Foundation: Concrete-Main

Roof: Flat roof

Fencing: Chain link

Gate: Access satellite

Doors: Roll up

Paving: Asphalt

Security: Individual door alarm

Fire Protection: NA

Manager Apartment: No

Manager Office: Yes, with full-time manager for both facilities

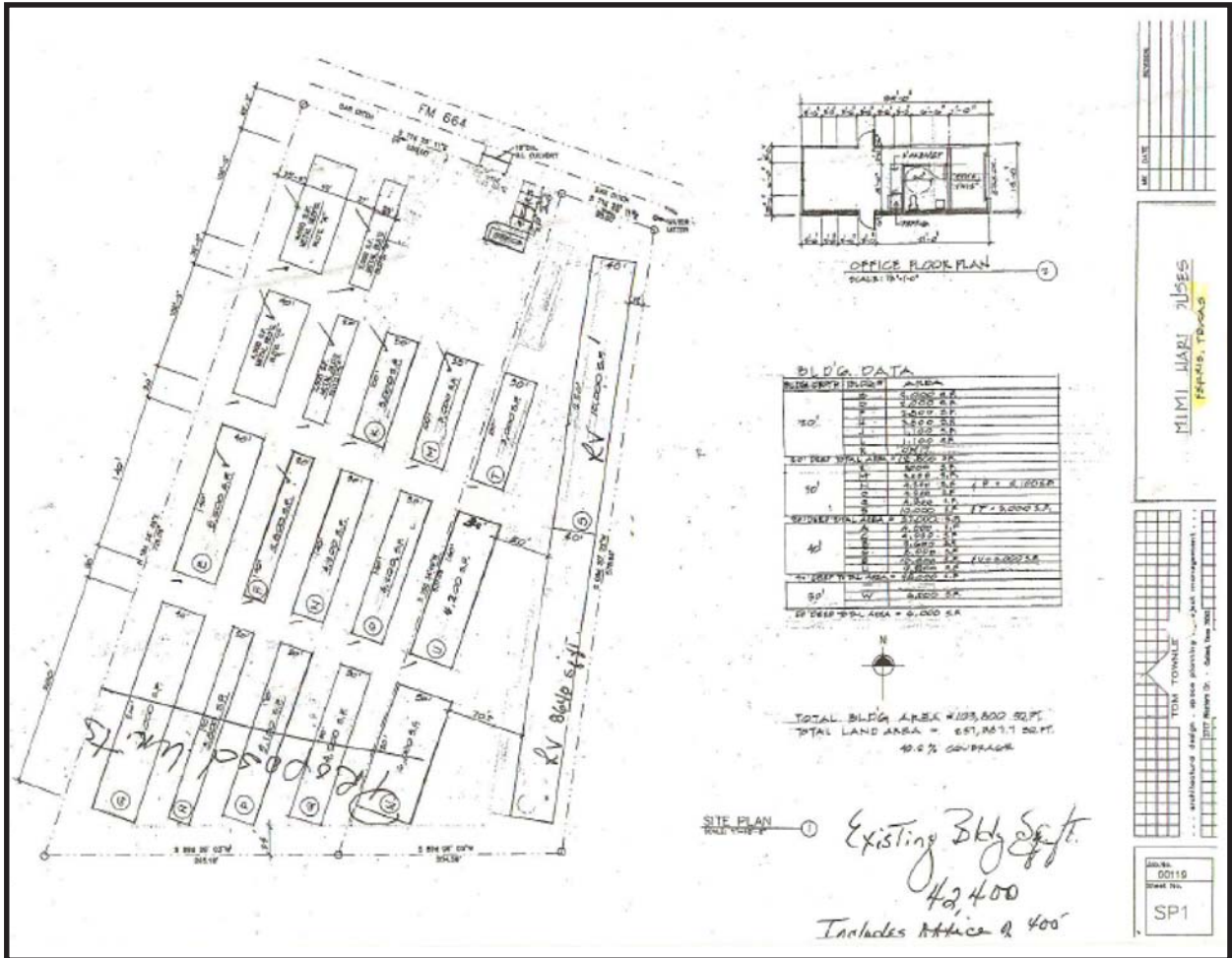
UNIT MIX & SCHEDULED INCOME

Unit Size	# of Units	Sq. Ft. Per Unit	Total Sq. Ft.	Rental Rate	Monthly Rent PSF	Annual Rent PSF	Monthly Income	Annual Income
5x10	19	50	950	\$40	\$0.80	\$9.60	\$760	\$9,120
10x10	137	100	13,700	\$55	\$0.55	\$6.60	\$7,535	\$90,420
10x15	56	150	8,400	\$65	\$0.43	\$5.20	\$3,640	\$43,680
10x20	89	200	17,800	\$75	\$0.38	\$4.50	\$6,675	\$80,100
14x30	17	420	7,140	\$130	\$0.31	\$3.71	\$2,210	\$26,520
RV	22			\$85			\$1,870	\$22,440
Total	340		47,990				\$22,690	\$272,280

FINANCIAL HISTORY & PROFORMA

	12 Months Trailing	12 Months Projected
Revenue	\$155,437.31	\$204,210.00
Expenses		
Payroll	\$34,215.60	\$35,273.81
Payroll Tax	\$2,846.30	\$2,934.33
Property Insurance	\$5,409.00	\$5,576.29
Medical Insurance	\$3,247.33	\$3,347.76
Advertising	\$2,175.94	\$2,243.24
Office Expense	\$2,471.38	\$2,547.81
Telephone	\$1,659.48	\$1,710.80
Postage	\$73.12	\$75.38
Repairs/ Main	\$5,013.68	\$5,168.74
Maint/ Repair Reimburse	\$144.48	\$148.95
Services Purchased	\$2,519.41	\$2,597.33
Utilities	\$8,477.88	\$8,740.08
Miscellaneous	\$65.00	\$67.01
Property Tax	\$18,341.57	\$18,908.84
Dues/Subscriptions	\$146.50	\$151.03
M/R Ins Reimburs	-\$7,500.45	\$0.00
Total Expenses	\$79,306.22	\$89,491.41
Net Operating Income	\$76,131.09	\$114,718.59

SITE PLAN



DEMOGRAPHICS-980 W. FM 664

2005 Demographic Estimate

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	745	4,395	16,733
Estimated Households	225	1,429	5,128
Median Household Income	\$46,712	\$51,924	\$56,064
Per Capita Income	\$19,878	\$23,129	\$21,076
Household Income			
Less than \$15,000	9.07%	8.40%	9.33%
\$15,000 to \$24,999	12.66%	10.42%	8.45%
\$25,000 to \$34,999	11.31%	9.72%	9.97%
\$35,000 to \$49,999	21.72%	19.63%	16.25%
\$50,000 to \$74,999	20.61%	23.75%	24.72%
\$75,000 to \$99,999	9.28%	11.60%	14.77%
\$100,000 to \$149,999	8.86%	9.07%	10.99%
\$150,000 to \$249,999	4.08%	5.10%	3.87%
\$250,000 to \$499,999	1.39%	1.58%	1.29%
\$500,000 and greater	1.03%	0.74%	0.35%
Housing			
Occupied Units	745	1,429	5,128
Owner Occ. Units	78.26%	81.32%	82.71%
Rental Units	21.74%	18.68%	17.29%

DEMOGRAPHICS-619 W. FM 664

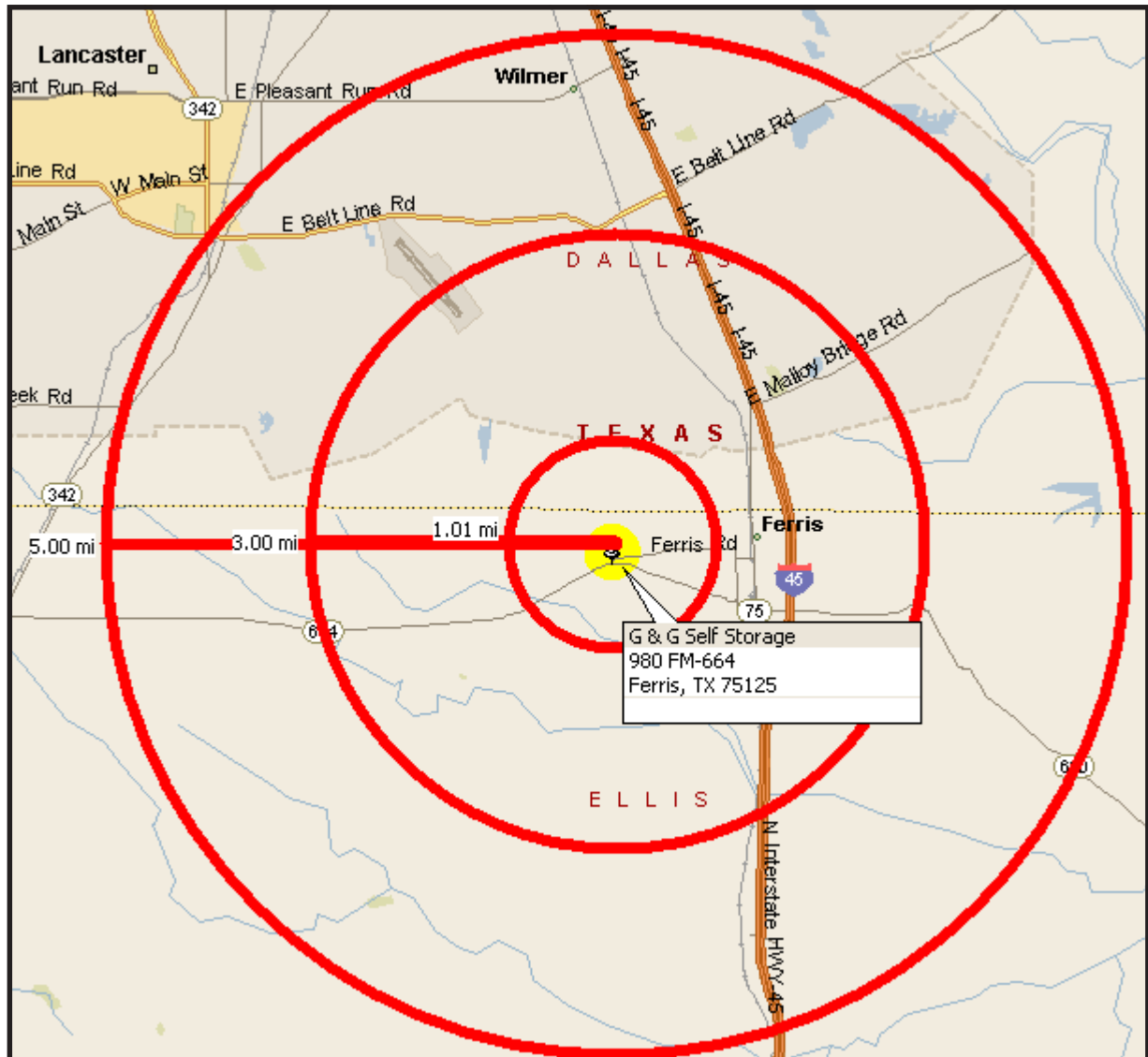
2005 Demographic Estimate

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	1,657	4,197	15,034
Estimated Households	502	1,352	4,576
Median Household Income	\$48,340	\$50,816	\$53,124
Per Capita Income	\$21,958	\$22,646	\$20,381
Household Income			
Less than \$15,000	9.90%	8.49%	9.96%
\$15,000 to \$24,999	15.81%	10.59%	9.22%
\$25,000 to \$34,999	8.09%	9.92%	10.60%
\$35,000 to \$49,999	18.22%	20.23%	17.20%
\$50,000 to \$74,999	19.25%	23.31%	24.27%
\$75,000 to \$99,999	10.94%	11.06%	13.16%
\$100,000 to \$149,999	9.53%	9.09%	9.89%
\$150,000 to \$249,999	5.85%	5.09%	4.09%
\$250,000 to \$499,999	1.83%	1.48%	1.27%
\$500,000 and greater	0.58%	0.74%	0.36%
Housing			
Occupied Units	1,657	4,197	15,034
Owner Occ. Units	66.77%	80.73%	81.11%
Rental Units	33.23%	19.27%	18.89%

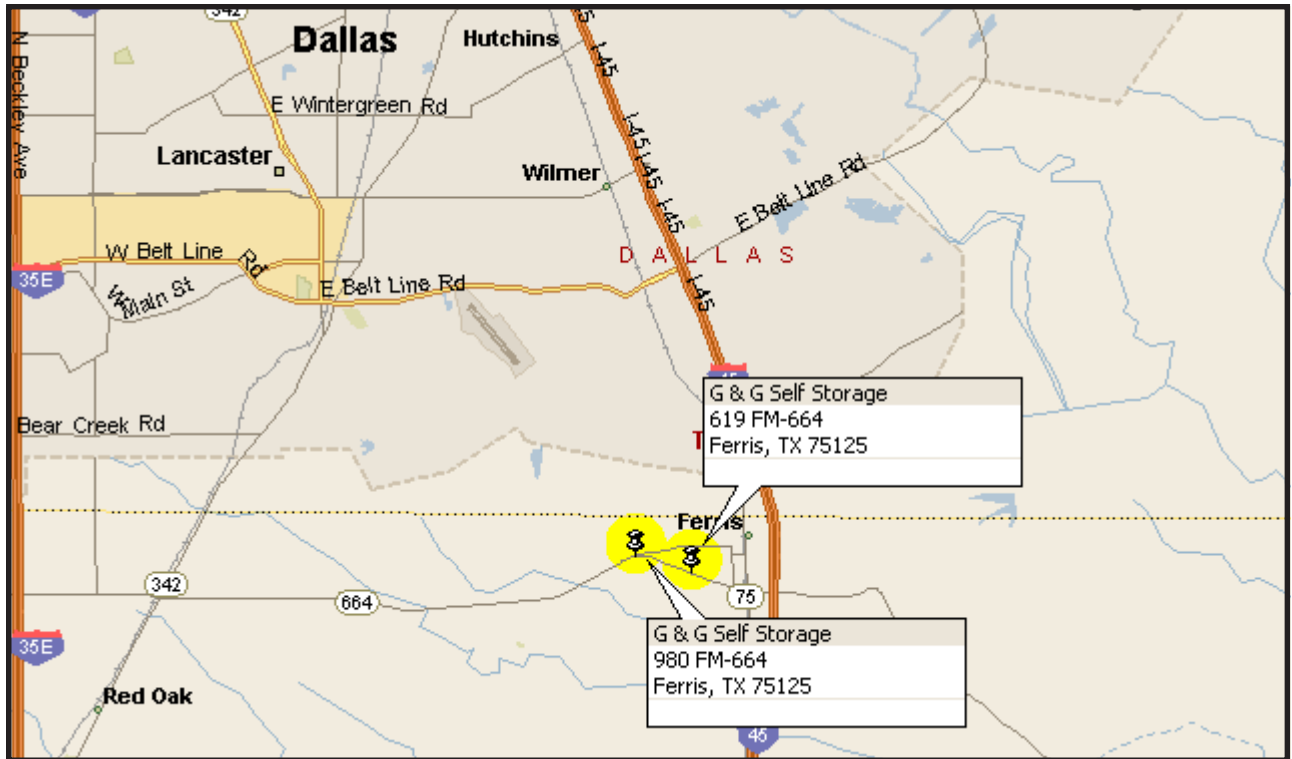


"America's Premier Self Storage Brokers"

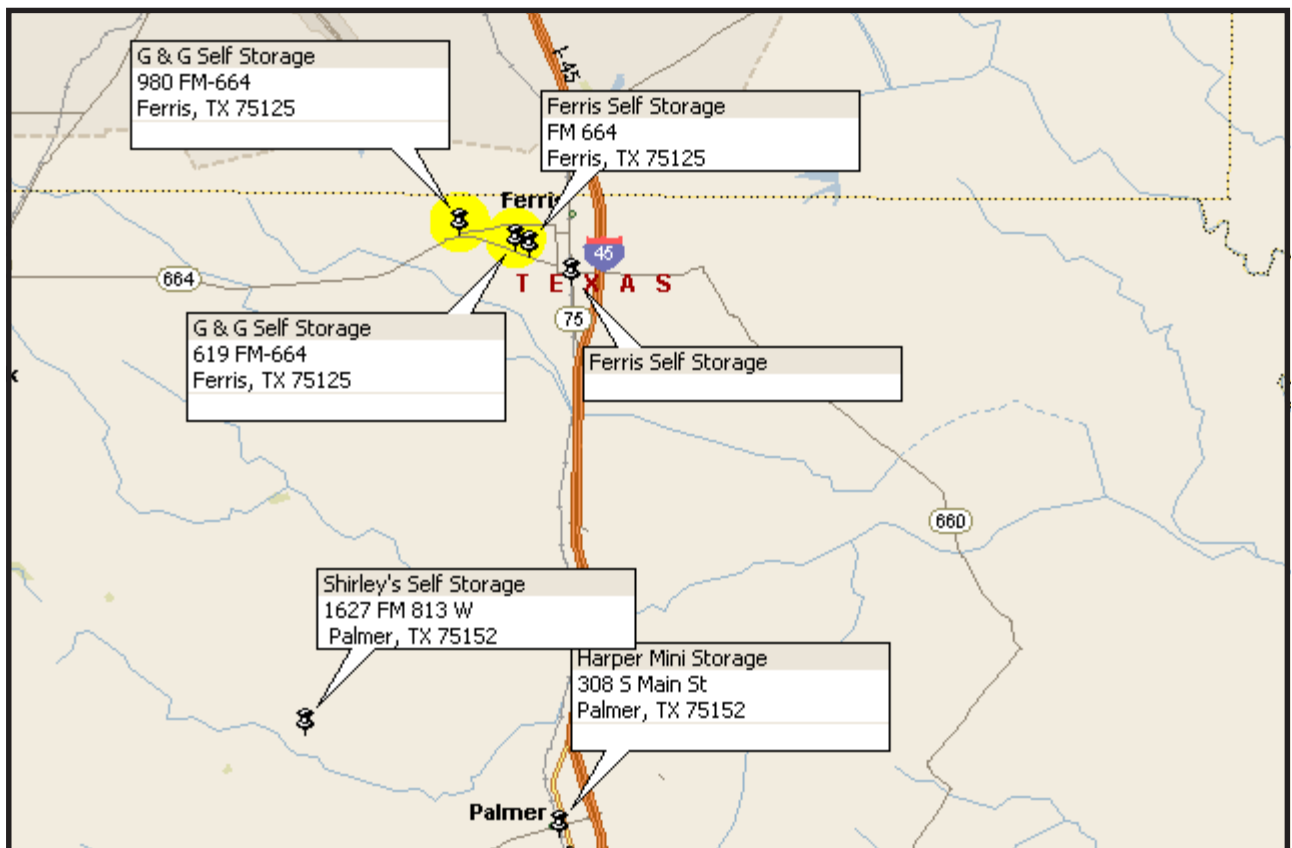
RADIUS MAP



PROPERTY LOCATION MAP



PROXIMITY OF COMPETITIVE FACILITIES





COMPETITOR INFORMATION

Ferris Self Storage: FM 664, Ferris, TX 75125
Distance From Subject Property: 0.73 Mile (approx.)

Unit Size	Monthly Rent	Rent/SF
10x10	\$35	\$0.35
10x15	\$45	\$0.30
10x20	\$55	\$0.28

Shirley's Self Storage: 1627 FM 813 W., Palmer, Texas 75152
Distance From Subject Property: 6 Miles (approx.)
Office Hours: Manager available at all times
Comments: \$10 deposit on first month

Unit Size	Monthly Rent	Rent/SF
10x10	\$40	\$0.40
10x15	\$50	\$0.33
10x20	\$60	\$0.30

Harper's Mini Storage: 308 S. Main Street, Palmer, TX 75152
Distance from Subject Property: 7.6 Mile (approx.)
Office Hours: Manager available at all times

Unit Size	Monthly Rent	Rent/SF
10x10	\$40	\$0.40
10x15	\$50	\$0.33
10x20	\$60	\$0.30

G & G STORAGE
161 BUSINESS CIRCLE
TERRELL, TX



PROPERTY HIGHLIGHTS

- Individual door alarm
- Some boat & RV storage
- Climate controlled 10x10 and 10x15

GENERAL DESCRIPTION

Just minutes from the Terrell Wal-Mart store, this facility has a climate controlled unit and is located just off of Highway 148 between the main street in Terrell and Interstate 20. The Terrell facility is also within a few miles of Mesquite and Kaufman and Crandall. The property has concrete drives, gated access and door alarms.

SALIENT DATA

Rentable Square Feet: 38,700

Total Land Area: Yes-3 additional buildings

Land for Expansion: No

Zoning: Light industrial

Total Units: 242

Unit Occupancy: 82%

Physical Occupancy: 87%

Financial Occupancy: 83%

Year of Facility Opening: 2004

Number of Buildings: 7

Exterior Construction: Metal with stucco

Interior Construction: Red iron with metal

Foundation: Concrete

Roof: Flat with gutter

Fencing: Metal with chain link

Gate: Computer controlled

Doors: Roll up

Paving: Concrete

Accounting System: Computer

Security: Individual door alarm

Fire Protection: NA

Manager Apartment: No

Manager Office: Full-time manager

Gate Hours: 24 hour access

Hours of Operation: 8:00am-4:00pm

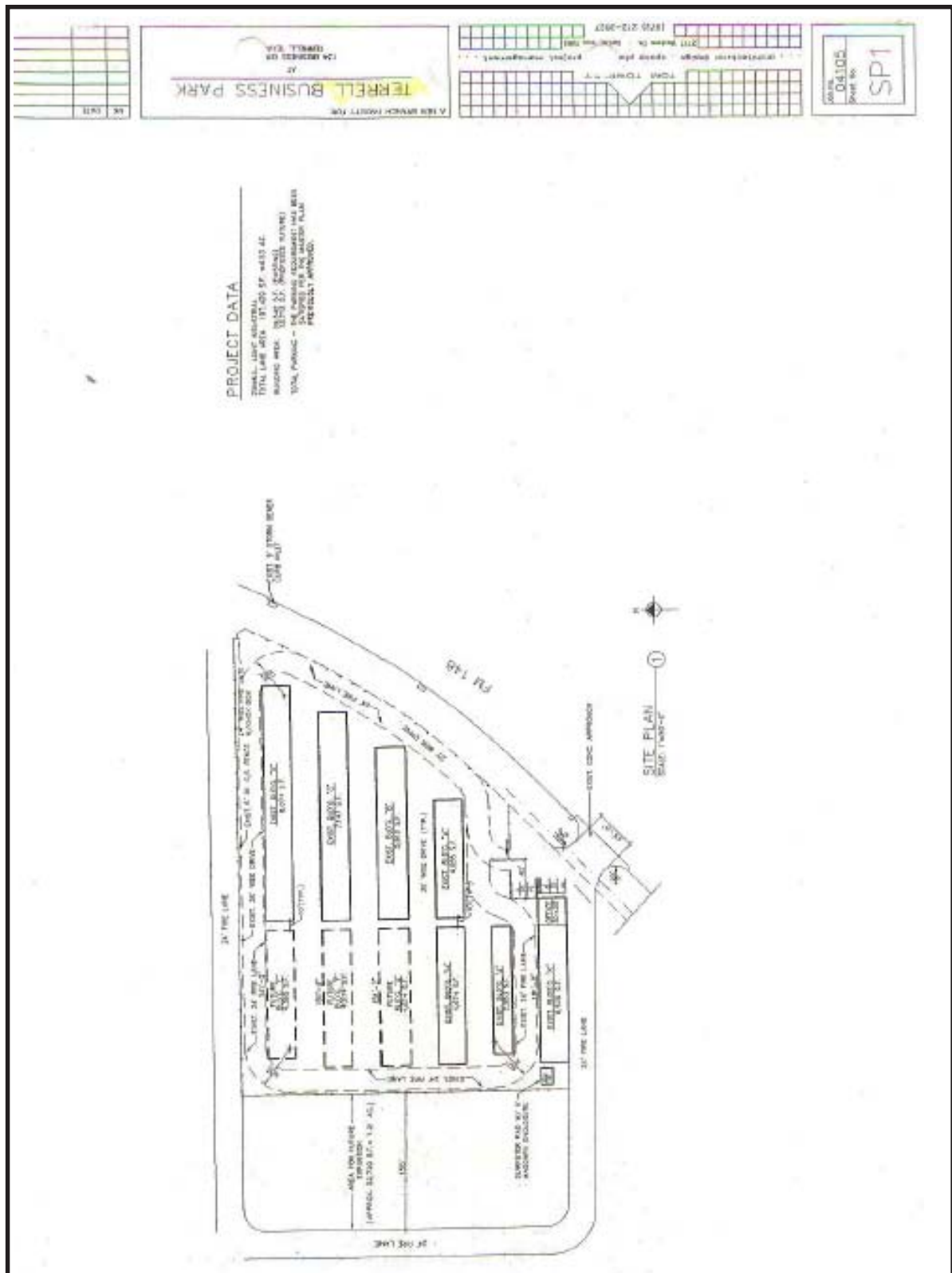
UNIT MIX & SCHEDULED INCOME

Unit Size	# of Units	Sq. Ft. Per Unit	Total Sq. Ft.	Rental Rate	Monthly Rent PSF	Annual Rent PSF	Monthly Income	Annual Income
10x10	45	100	4,500	\$55	\$0.55	\$6.60	\$2,475	\$29,700
10x10cc	13	100	1,300	\$85	\$0.85	\$10.20	\$1,105	\$13,260
10x15	103	150	15,450	\$65	\$0.43	\$5.20	\$6,695	\$80,340
10x15cc	15	150	2,250	\$100	\$0.67	\$8.00	\$1,500	\$18,000
10x20	46	200	9,200	\$75	\$0.38	\$4.50	\$3,450	\$41,400
10x30	20	300	6,000	\$115	\$0.38	\$4.60	\$2,300	\$27,600
Total	242		38,700				\$17,525	\$210,300

FINANCIAL HISTORY & PROFORMA

	12 Months Trailing	12 Months Projected
Revenue	\$148,755.75	\$189,000.00
Expenses		
Payroll	\$36,350.28	\$37,474.52
Payroll Tax	\$3,009.59	\$3,102.67
Property Insurance	\$3,314.00	\$3,416.49
Medical Insurance	\$4,081.64	\$4,207.88
Advertising	\$531.52	\$547.96
Office Expense	\$1,150.16	\$1,185.73
Bank Charges	\$32.00	\$32.99
Automobile Expense	\$31.87	\$32.86
Telephone	\$3,213.46	\$3,312.85
Postage	\$340.67	\$351.21
Contract Labor	\$136.50	\$140.72
Repairs/ Main	\$7,973.54	\$8,220.14
Maint/ Repair Reimburse	\$99.66	\$102.74
Services Purchased	\$1,678.57	\$1,730.48
Utilities	\$8,645.06	\$8,912.43
Property Tax	\$22,995.00	\$23,706.19
Dues/Subscriptions	\$122.50	\$126.29
Total Expenses	\$93,706.02	\$96,604.14
Net Operating Income	\$55,049.73	\$92,395.86

SITE PLAN

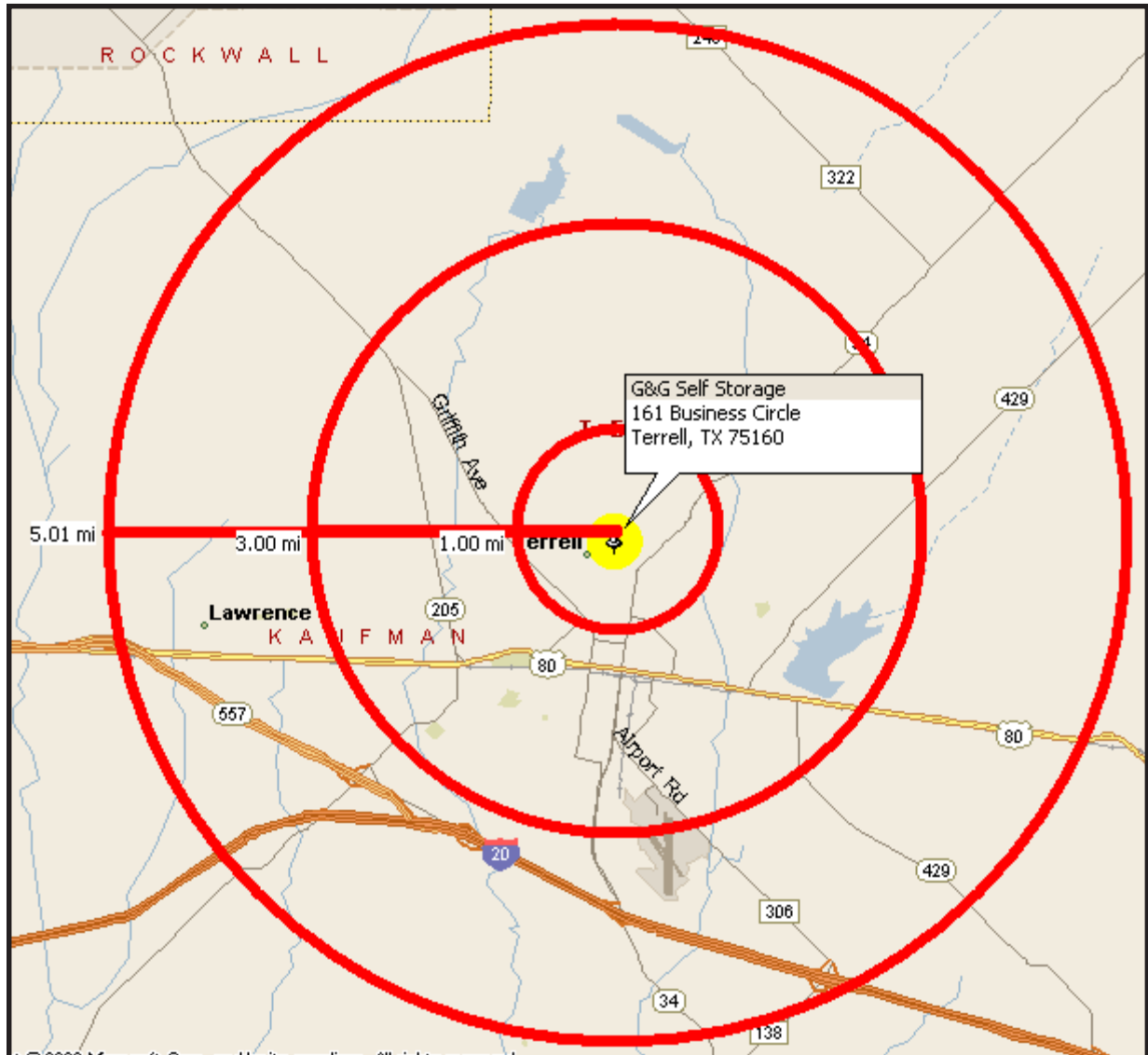


DEMOGRAPHICS

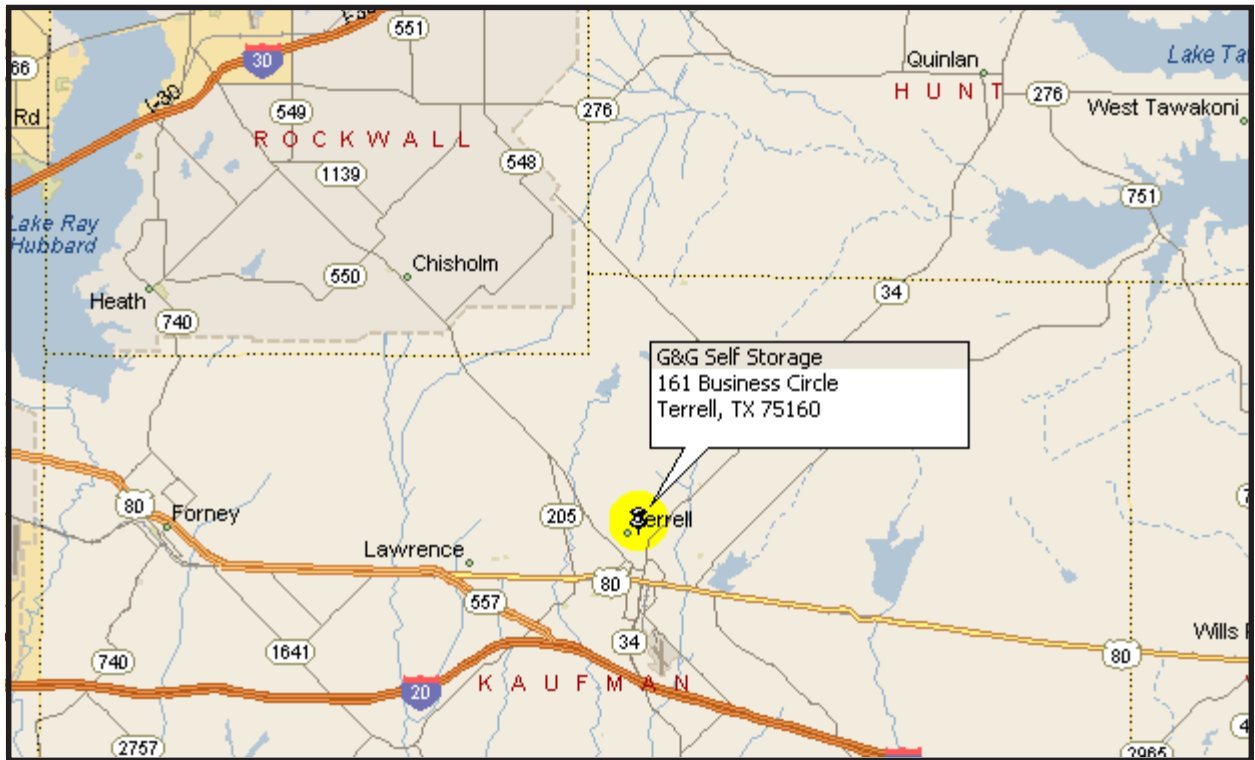
2005 Demographic Estimate

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	668	15,990	20,530
Estimated Households	235	5,635	7,015
Median Household Income	\$31,500	\$37,468	\$40,380
Per Capita Income	\$15,299	\$17,604	\$18,073
Household Income			
Less than \$15,000	23.42%	21.54%	19.42%
\$15,000 to \$24,999	19.29%	14.19%	13.24%
\$25,000 to \$34,999	11.21%	11.35%	10.98%
\$35,000 to \$49,999	14.51%	17.75%	17.72%
\$50,000 to \$74,999	13.36%	17.17%	18.75%
\$75,000 to \$99,999	11.18%	8.83%	9.50%
\$100,000 to \$149,999	3.95%	6.27%	7.21%
\$150,000 to \$249,999	3.09%	2.03%	2.25%
\$250,000 to \$499,999	0.00%	0.77%	0.75%
\$500,000 and greater	0.00%	0.10%	0.18%
Housing			
Occupied Units	235	5,635	7,015
Owner Occ. Units	43.98%	57.83%	62.96%
Rental Units	56.02%	42.17%	37.04%

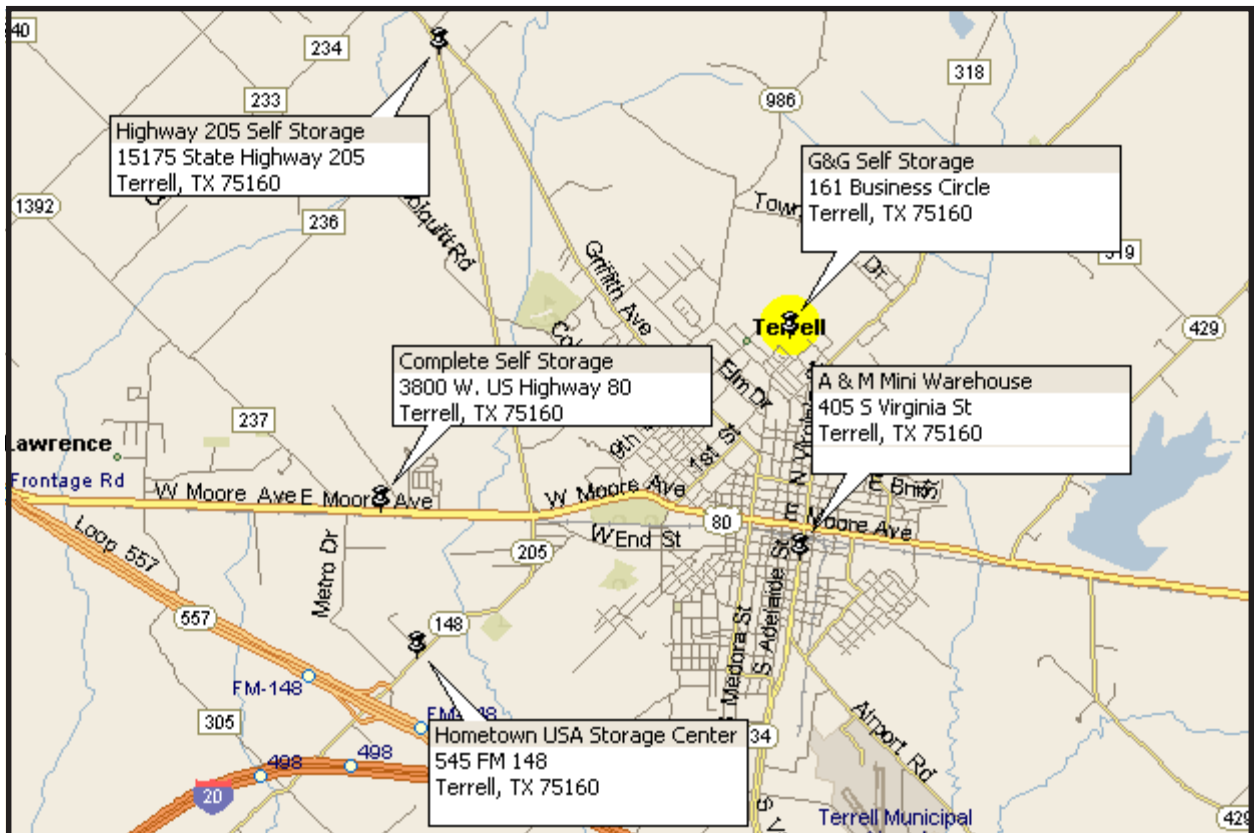
RADIUS MAP



PROPERTY LOCATION MAP



PROXIMITY OF COMPETITIVE FACILITIES





COMPETITOR INFORMATION

A & M Mini Warehouse: 405 S. Virginia Street, Terrell, TX 75160

Distance From Subject Property: 1.2 Miles (approx.)

Comments: No units available at the present time

Unit Size	Monthly Rent	Rent/SF
8x12	\$40	\$0.42
10x20	\$70	\$0.35

Highway 205 Self Storage: 15175 State Highway 205, Terrell, TX 75160

Distance from Subject Property: 2.7 Miles (approx.)

Office Hours: 8:00am-5:00pm Tues-Sat

Unit Size	Monthly Rent	Rent/SF
10x10	\$55	\$0.55
10x15	\$70	\$0.47
10x20	\$80	\$0.40
12x30	\$110	\$0.31

Hometown USA Storage Center: 545 FM 148, Terrell, TX 75160

Distance From Subject Property: 2.9 Miles (approx.)

Comments: No information available

Complete Self Storage: 3800 West US Highway 80, Terrell, TX 75160

Distance from Subject Property: 2.6 Miles (approx.)

Comments: No information available



G & G SELF STORAGE
131 LUTHER LANE
GUN BARREL CITY, TX



GENERAL DESCRIPTION

The 219 unit storage is located in the fast growing area of Cedar Creek Lake just one block from Lowe's Home Improvement Center. The facility is just off the main street in Gun Barrel City and is within just a few miles of Mabank and Seven Points. The storage has concrete drives, gated access and door alarms.

SALIENT DATA

Rentable Square Feet:	31,415
Total Land Area:	5.270 acres
Land for Expansion:	No
Zoning:	B-2
Total Units:	183
Climate Controlled Units:	NA
Unit Occupancy:	53%
Physical Occupancy:	52%
Financial Occupancy:	47%
Number of Buildings:	7
Exterior Construction:	Metal panels
Interior Construction:	Metal
Foundation:	Concrete
Roof:	Flat
Fencing:	Chain link
Gate:	Computer controlled
Doors:	Roll up
Paving:	Concrete
Security:	Individual door alarm
Fire Protection:	N/A
Manager Apartment:	No
Manager Office:	Yes, full time manager
Hours of Operation:	8:30am-5:30pm

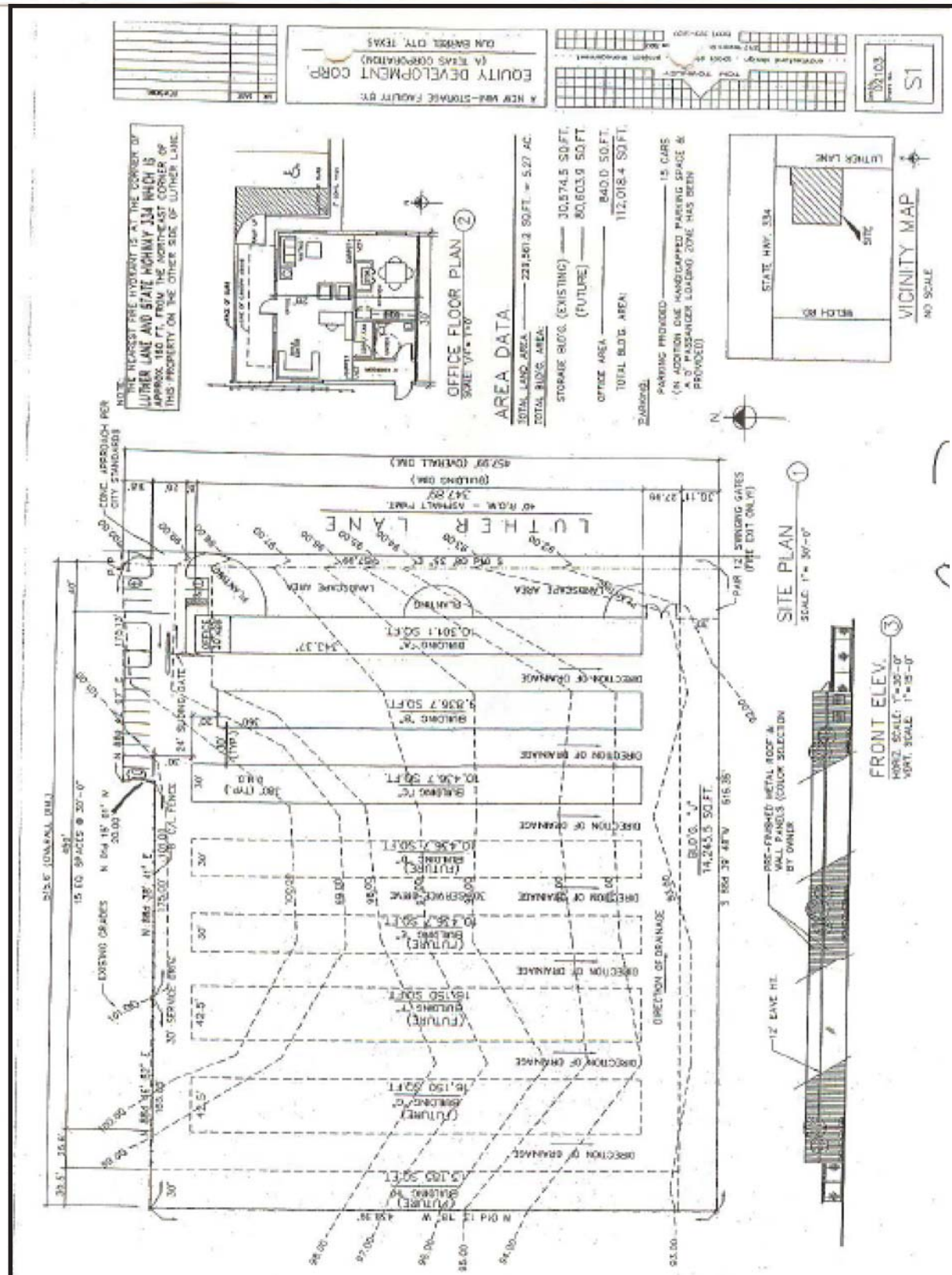
UNIT MIX

Unit Size	# of Units	Sq. Ft. Per Unit	Total Sq. Ft.	Rental Rate	Monthly Rent PSF	Annual Rent PSF	Monthly Income	Annual Income
10x10	38	100	3,800	\$55	\$0.55	\$6.60	\$2,090	\$25,080
10x15	72	150	10,800	\$65	\$0.43	\$5.20	\$4,680	\$56,160
10x20	38	200	7,600	\$75	\$0.38	\$4.50	\$2,850	\$34,200
10x30	35	300	10,500	\$115	\$0.38	\$4.60	\$4,025	\$48,300
Total	183		32,700				\$13,645	\$163,740

FINANCIAL HISTORY & PROFORMA

	12 Months Trailing	12 Months Projected
Revenue	\$76,475.50	\$106,431.00
Expenses		
Payroll	\$26,295.57	\$27,108.84
Payroll Tax	\$2,240.40	\$2,309.69
Property Insurance	\$3,169.00	\$3,267.01
Medical Insurance	\$2,000.00	\$2,061.86
Advertising	\$1,396.95	\$1,440.15
Office Expense	\$854.53	\$880.96
Bank Charges	\$20.00	\$20.62
Automobile Expense	\$130.10	\$134.12
Telephone	\$2,077.30	\$2,141.55
Contract Labor	\$471.00	\$485.57
Repairs/ Main	\$5,149.62	\$5,308.89
Maint/ Repair Reimburse	\$79.55	\$82.01
Services Purchased	\$1,636.56	\$1,687.18
Utilities	\$7,431.67	\$7,661.52
Property Tax	\$21,052.12	\$21,703.22
Dues/Subscriptions	\$122.50	\$126.29
Total Expenses	\$74,126.87	\$76,419.45
Net Operating Income	\$2,348.63	\$30,011.55

SITE PLAN

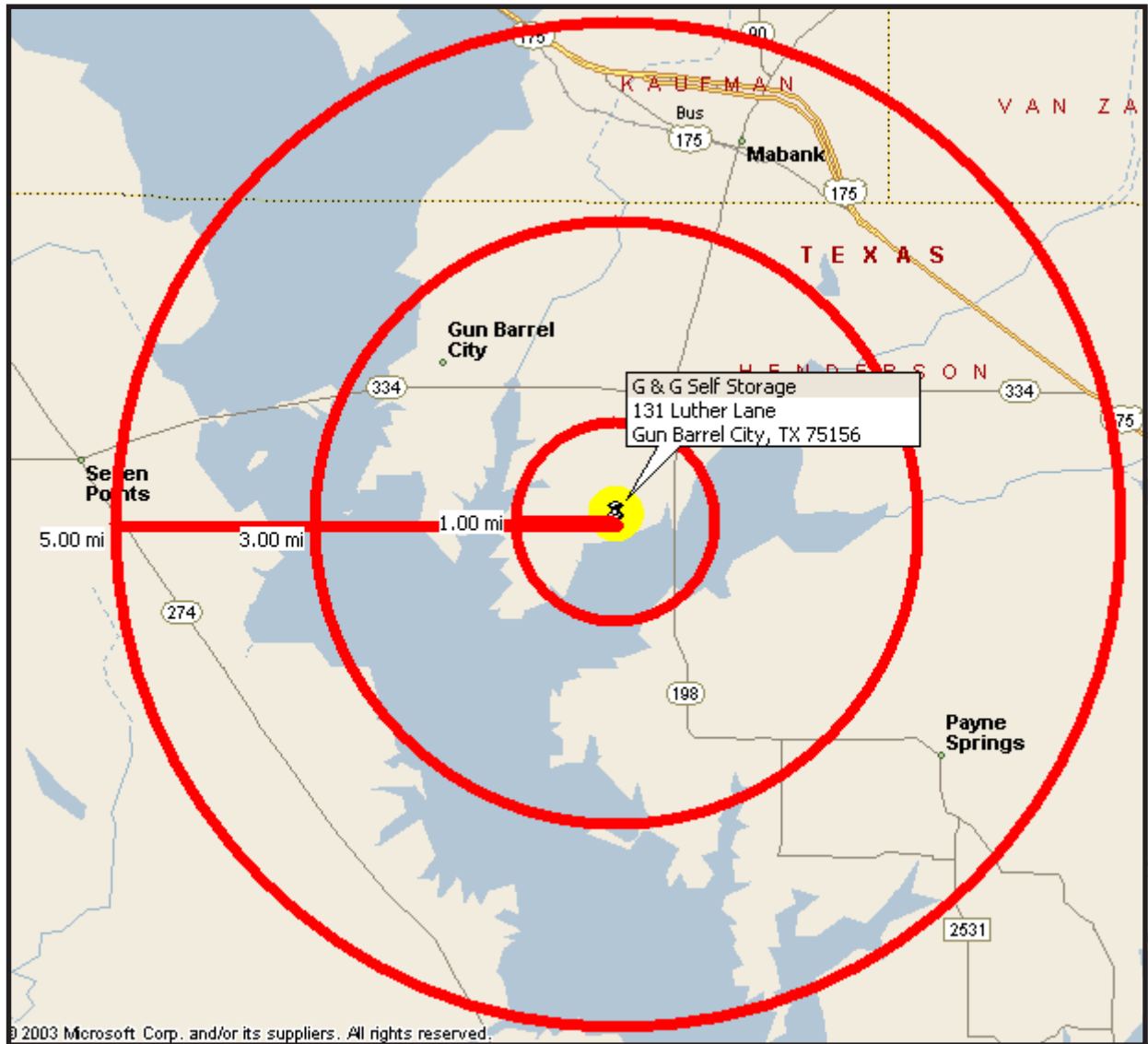


DEMOGRAPHICS

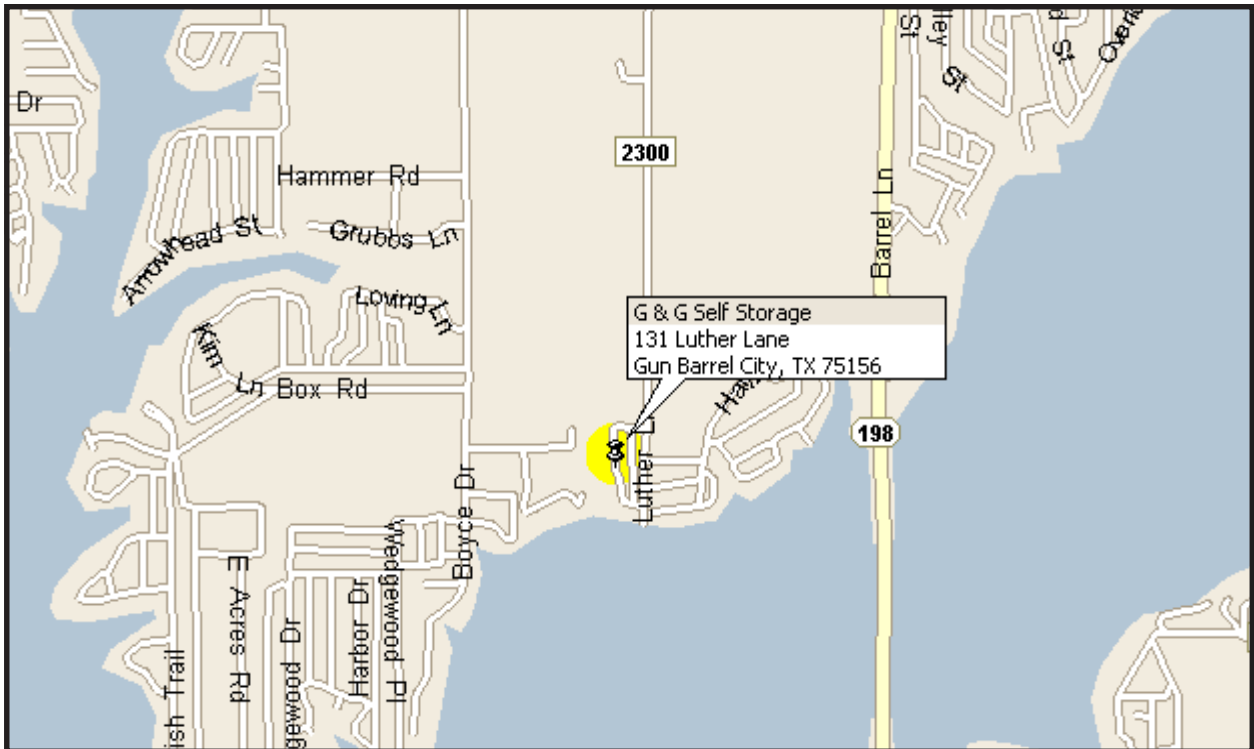
2005 Demographic Estimate

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	1,811	11,117	21,883
Estimated Households	780	4,610	9,059
Median Household Income	\$32,922	\$34,900	\$35,631
Per Capita Income	\$21,455	\$20,526	\$19,986
Household Income			
Less than \$15,000	21.25%	18.93%	19.05%
\$15,000 to \$24,999	18.25%	17.43%	15.97%
\$25,000 to \$34,999	13.26%	13.77%	14.20%
\$35,000 to \$49,999	16.61%	17.84%	18.48%
\$50,000 to \$74,999	14.44%	15.19%	15.51%
\$75,000 to \$99,999	6.95%	7.94%	8.60%
\$100,000 to \$149,999	4.61%	5.22%	5.22%
\$150,000 to \$249,999	3.13%	2.44%	1.98%
\$250,000 to \$499,999	1.20%	1.02%	0.81%
\$500,000 and greater	0.29%	0.22%	0.18%
Housing			
Occupied Units	780	4,610	9,059
Owner Occ. Units	79.15%	82.36%	82.23%
Rental Units	20.85%	17.64%	17.77%

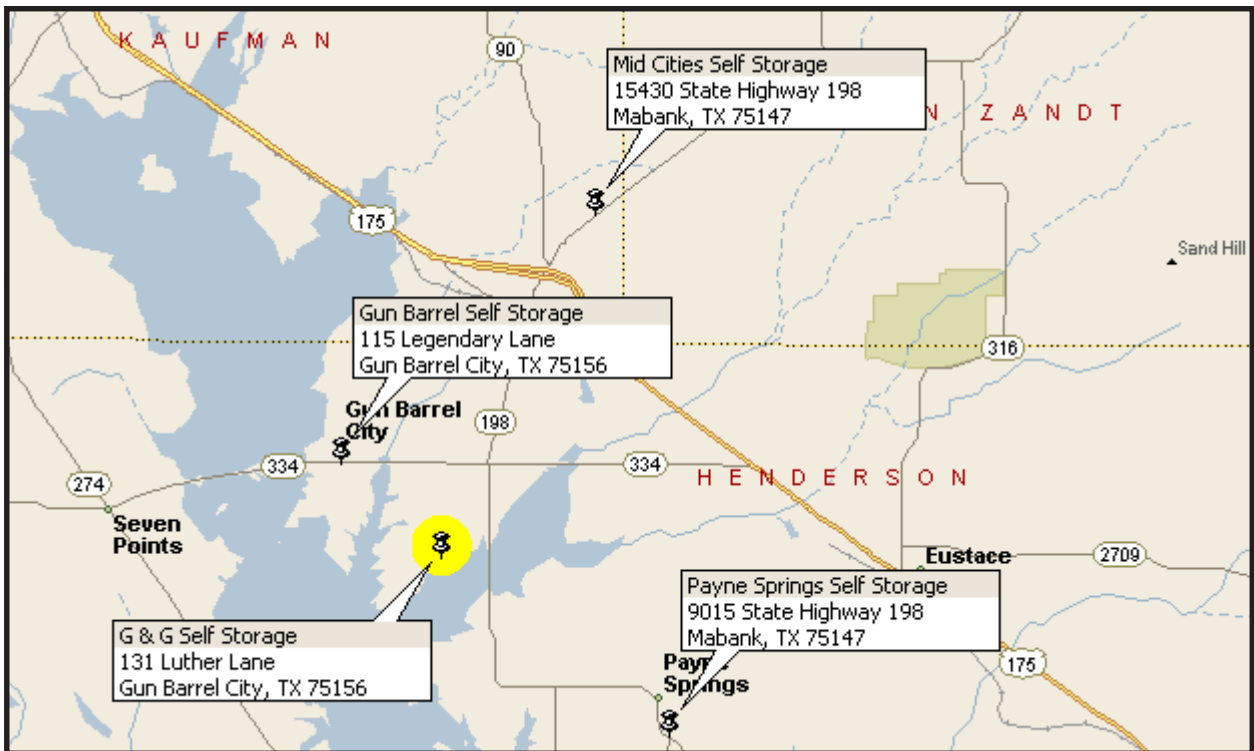
RADIUS MAP



PROPERTY LOCATION MAP



PROXIMITY OF COMPETITIVE FACILITIES





COMPETITOR INFORMATION

Gun Barrel Self Storage: 115 Legendary Lane, Gun Barrel City, TX 75156

Distance From Subject Property: 2.1 Miles (approx.)

Security: Patrolled in the closed hours by the Gun Barrel Police Dept.

Gate Hours: 24 hour access

Office Hours: 9:00am-5:00pm Mon, Tues, Thurs, Fri; 9:00am-2:00pm Sat

Comments: \$20 refundable deposit

Unit Size	Monthly Rent	Rent/SF
8x10	\$37	\$0.46
10x10	\$48	\$0.48
8x16	\$58	\$0.45
10x20	\$75	\$0.38

Mid Cities Self Storage: 15430 State Highway 198, Mabank, TX 75147

Distance From Subject Property: 5.8 Miles (approx.)

On-Site Manager: Yes

Office Hours: 8:30 am-5:00pm Mon-Fri

Unit Size	Monthly Rent	Rent/SF
10x10	\$45	\$0.45
10x15	\$60	\$0.40
10x20	\$70	\$0.35

Payne Springs Self Storage: 9015 State Highway 198, Mabank, TX 75147

Distance from Subject Property: 4.4 Miles (approx.)

Office Hours: 9:30am-3:00pm Mon, Tues, Thurs, Fri

9:30am-2:00pm Wed, Sat

Unit Size	Monthly Rent	Rent/SF
10x10	\$45	\$0.45
8x15	\$50	\$0.42
10x15	\$60	\$0.40

G & G SELF STORAGE 150 SEAGOVILLE ROAD, SEAGOVILLE, TX



PROPERTY HIGHLIGHTS

- Attractive facility with good curb appeal
- Individual door alarms

GENERAL DESCRIPTION

The storage units are located just off of Highway 175 in Seagoville just behind the Seagoville Fire Department. A new facility with concrete drives, gated access and door alarms it provides an inviting presence to renters.



SALIENT DATA

Rentable Square Feet:	32,850
Land for Expansion:	No
Zoning:	Light manufacturing
Total Units:	186
Unit Occupancy:	98%
Physical Occupancy:	99%
Financial Occupancy:	99%
Year of Facility Opening:	2002
Number of Buildings:	6
Foundation:	Concrete
Security:	Individual door alarm with video surveillance
Manager Apartment:	No
Manager Office:	Full-time manager

UNIT MIX

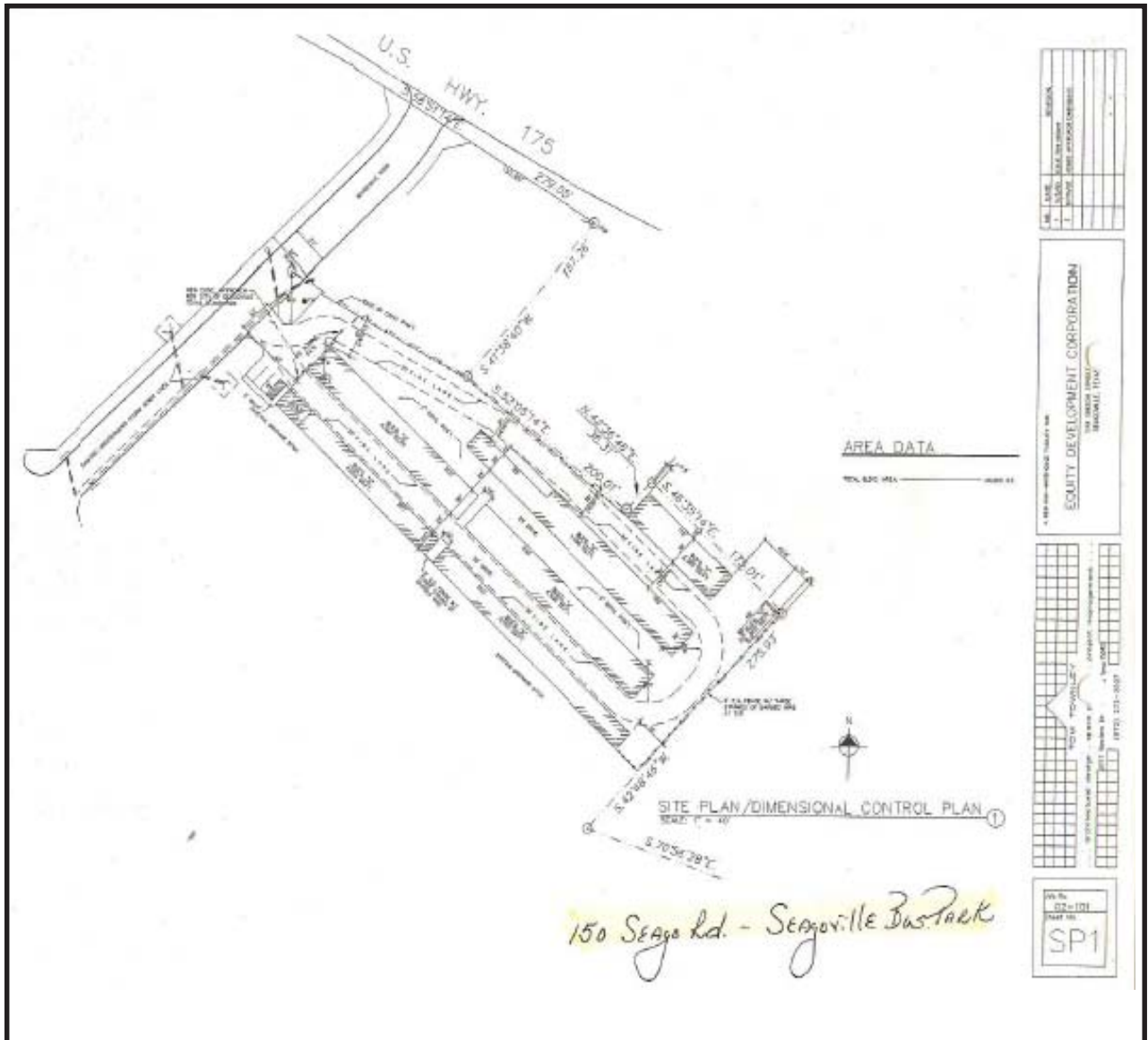
Unit Size	# of Units	Sq. Ft. Per Unit	Total Sq. Ft.	Rental Rate	Monthly Rent PSF	Annual Rent PSF	Monthly Income	Annual Income
10x10	28	100	2,800	\$55	\$0.55	\$6.60	\$1,540	\$18,480
10x15	81	150	12,150	\$65	\$0.43	\$5.20	\$5,265	\$63,180
10x20	52	200	10,400	\$75	\$0.38	\$4.50	\$3,900	\$46,800
10x30	25	300	7,500	\$115	\$0.38	\$4.60	\$2,875	\$34,500
Total	186		32,850				\$13,580	\$162,960



FINANCIAL HISTORY & PROFORMA

	12 Months Trailing	12 Months Projected
Revenue	\$143,211.25	\$147,640.46
Expenses		
Payroll	\$37,188.75	\$38,338.92
Payroll Tax	\$3,073.73	\$3,168.79
Automobile Expense	\$6.00	\$6.19
Property Insurance	\$3,182.00	\$3,280.41
Medical Insurance	\$2,084.06	\$2,148.52
Advertising	\$198.34	\$204.47
Office Expense	\$841.11	\$867.12
Telephone	\$3,598.34	\$3,709.63
Repairs/ Main	\$1,131.21	\$1,166.20
Services Purchased	\$1,352.01	\$1,393.82
Utilities	\$5,051.39	\$5,207.62
Property Tax	\$19,214.00	\$19,808.25
Dues/Subscriptions	\$122.50	\$126.29
Total Expenses	\$77,043.44	\$79,426.23
Net Operating Income	\$66,167.81	\$68,214.24

SITE PLAN

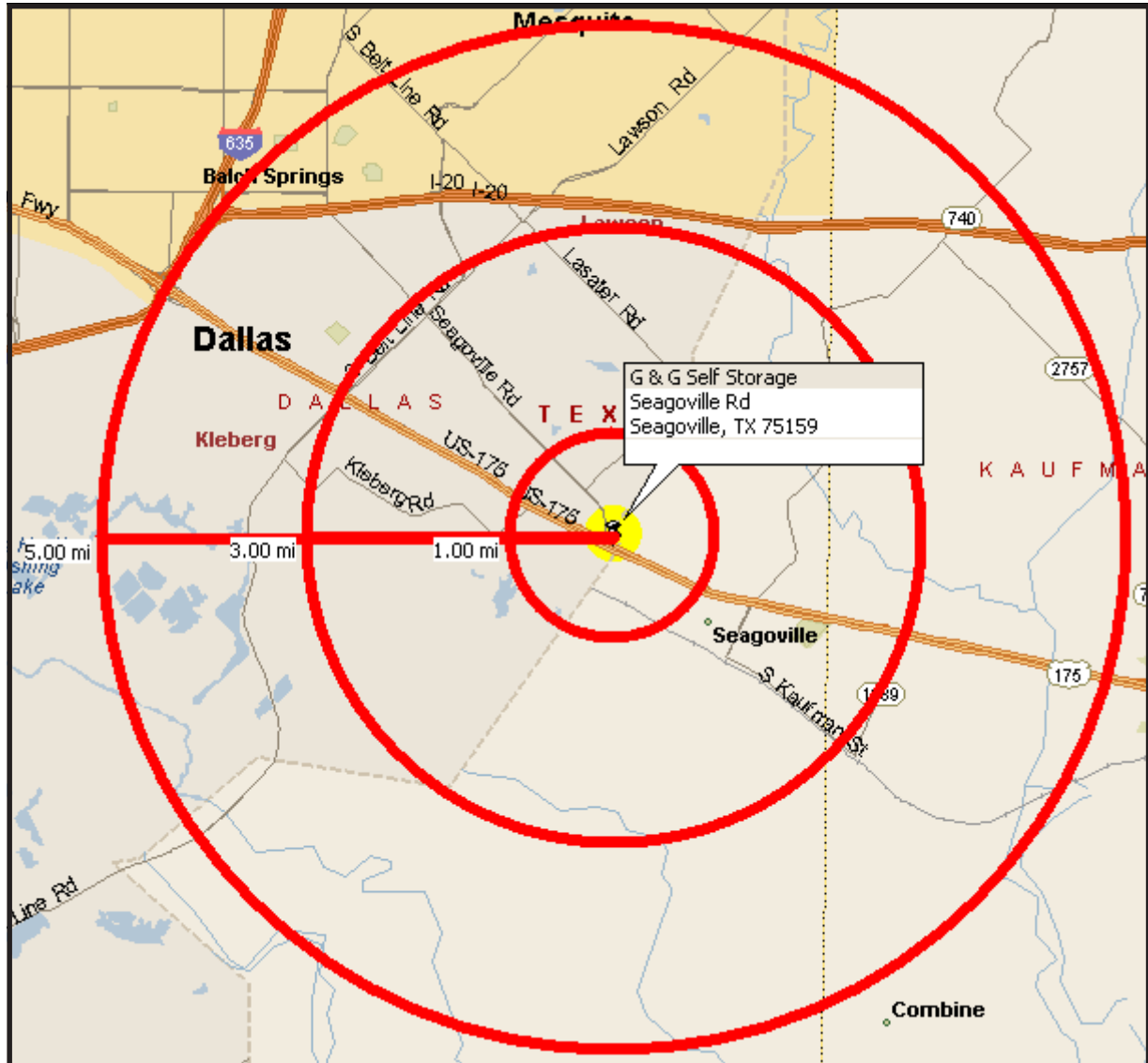


DEMOGRAPHICS

2005 Demographic Estimate

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,454	22,789	39,102
Estimated Households	1,440	7,092	12,206
Median Household Income	\$42,869	\$42,475	\$43,831
Per Capita Income	\$15,867	\$16,767	\$16,947
Household Income			
Less than \$15,000	16.23%	14.09%	12.22%
\$15,000 to \$24,999	8.14%	11.21%	11.54%
\$25,000 to \$34,999	15.63%	14.60%	14.60%
\$35,000 to \$49,999	19.06%	20.27%	19.77%
\$50,000 to \$74,999	18.90%	20.44%	21.48%
\$75,000 to \$99,999	8.99%	10.43%	11.28%
\$100,000 to \$149,999	9.84%	6.70%	6.87%
\$150,000 to \$249,999	2.54%	1.69%	1.63%
\$250,000 to \$499,999	0.39%	0.48%	0.50%
\$500,000 and greater	0.28%	0.10%	0.10%
Housing			
Occupied Units	1,440	7,092	12,206
Owner Occ. Units	73.29%	74.93%	76.18%
Rental Units	26.71%	25.07%	23.82%

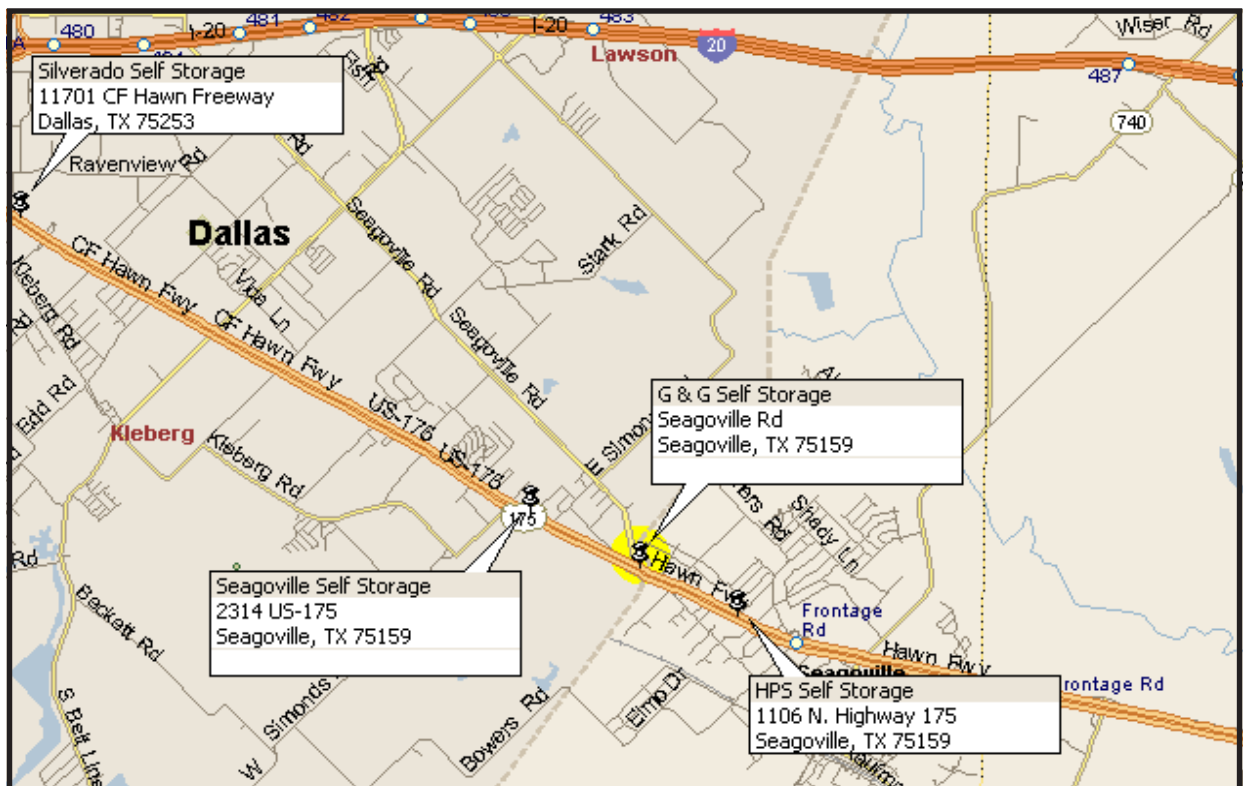
RADIUS MAP



PROPERTY LOCATION MAP



PROXIMITY OF COMPETITIVE FACILITIES





COMPETITOR INFORMATION

HPS Self Storage: 1106 N. Highway 175, Seagoville, TX 75159

Distance From Subject Property: 0.7 Mile (approx.)

Office Hours: 8:00am-6:00pm Mon-Fri, 8:00am-2:00pm Sat

Comments: Only available unit at the moment are 10x15s

Unit Size	Monthly Rent	Rent/SF
10x10	\$60	\$0.60
10x15	\$75	\$0.50

Silverado Self Storage: 11701 CF Hawn Freeway, Dallas, TX

Distance From Subject Property: 4 Miles (approx.)

On-Site Manager: Yes

Climate Control: No

Gate Hours: 8:00am-8:00pm daily

Office Hours: 8:00am-6:00pm Mon-Fri, 8:00am-4:00pm Sat

Unit Size	Monthly Rent	Rent/SF
10x10	\$65	\$0.65
10x15	\$85	\$0.57
10x20	\$95	\$0.48

Seagoville Self Storage: 2314 N. Highway 175, Seagoville, TX 75159

Distance from Subject Property: 0.7 Mile (approx.)

Office Hours: 8:00am-5:00pm Mon-Fri

Unit Size	Monthly Rent	Rent/SF
10x10	\$50 \$20 deposit	\$0.50
10x20	\$65 \$20 deposit	\$0.33

G & G SELF STORAGE 3115 SEAGOVILLE ROAD, SEAGOVILLE, TX



PROPERTY HIGHLIGHTS

- Easy access off highway 175
- Great visibility
- Offer limited boat and RV storage

GENERAL DESCRIPTION

The Highway 175 location for G & G Self Storage is on Highway 175 in Seagoville. The property was originally constructed in 1987 and expanded in 2000. This facility is located on a major highway between Dallas and Kaufman. It is very easily accessed and is convenient for renters from Dallas, Mesquite, Balch Springs and Crandall. Concrete drives, gated access and door alarms are features of the facility.



SALIENT DATA

Rentable Square Feet: 54,910

Total Land Area: 5.4748 acres

Land for Expansion: No

Zoning: Commercial

Total Units: 362

Climate Controlled Units: None

Unit Occupancy: 61%

Physical Occupancy: 58%

Financial Occupancy: 58%

Year of Facility Opening: 1987 & 2000

Number of Buildings: 10

Exterior Construction: Metal

Interior Construction: Metal

Foundation: Concrete

Roof: Metal

Fencing: Chain link

Gate: Computerized access

Doors: Roll up

Paving: Concrete

Manager Apartment: No

Manager Office: Yes

Gate Hours: 5:00am-10:00pm

Office Hours: 9:30am-5:30pm Mon-Fri



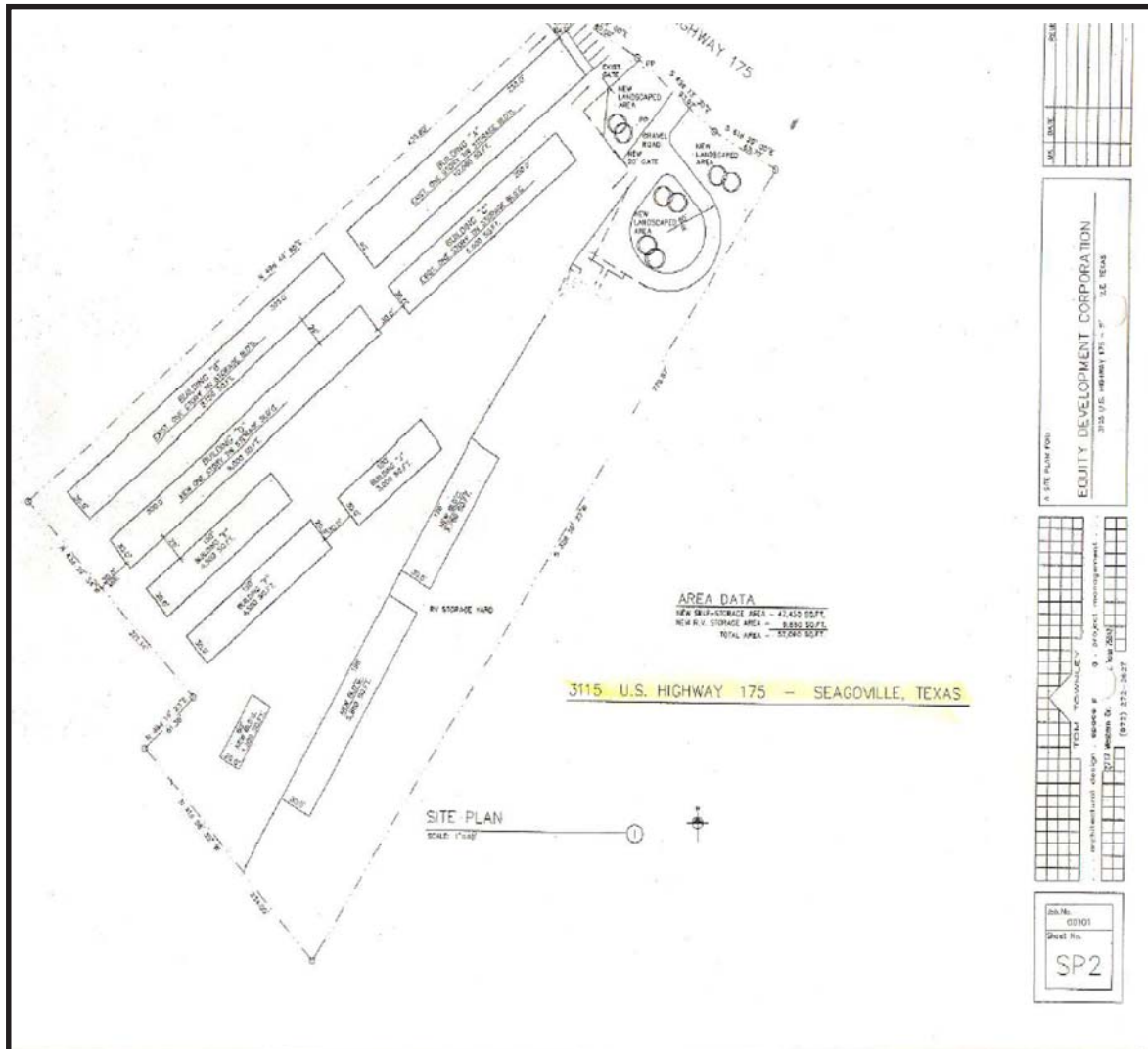
UNIT MIX

Unit Size	# of Units	Sq. Ft. Per Unit	Total Sq. Ft.	Rental Rate	Monthly Rent PSF	Annual Rent PSF	Monthly Income	Annual Income
5x10	16	50	800	\$40	\$0.80	\$9.60	\$640	\$7,680
5x15	4	75	300	\$45	\$0.60	\$7.20	\$180	\$2,160
10x10	60	100	6,000	\$55	\$0.55	\$6.60	\$3,300	\$39,600
10x15	97	150	14,550	\$65	\$0.43	\$5.20	\$6,305	\$75,600
10x20	100	200	20,000	\$75	\$0.38	\$4.50	\$7,500	\$90,000
10x30	12	300	3,600	\$115	\$0.38	\$4.60	\$1,380	\$16,560
14x30	23	420	9,660	\$130	\$0.31	\$3.71	\$2,990	\$35,880
Total	312		54,910				\$22,295	\$267,540

FINANCIAL HISTORY & PROFORMA

	12 Months Trailing	12 Months Projected
Revenue	\$162,189.00	\$200,655.00
Expenses		
Payroll	\$34,610.50	\$35,680.93
Payroll Tax	\$2,876.50	\$2,965.46
Property Insurance	\$4,998.00	\$5,152.58
Medical Insurance	\$2,605.89	\$2,686.48
Advertising	\$320.84	\$330.76
Office Expense	\$1,446.47	\$1,491.21
Telephone	\$692.79	\$714.22
Rent - Equipment	\$151.55	\$156.24
Postage	\$13.92	\$14.35
Repairs/ Main	\$7,422.89	\$7,652.46
Maint/ Repair Reimburse	\$35.64	\$36.74
Services Purchased	\$3,442.17	\$3,548.63
Utilities	\$10,580.32	\$10,907.55
Property Tax	\$34,284.47	\$35,344.81
Uncollectable Accounts	\$20.00	\$20.62
Donations	\$100.00	\$103.09
Dues/Subscriptions	\$145.50	\$150.00
Total Expenses	\$103,747.45	\$106,956.13
Net Operating Income	\$58,441.55	\$93,698.87

SITE PLAN

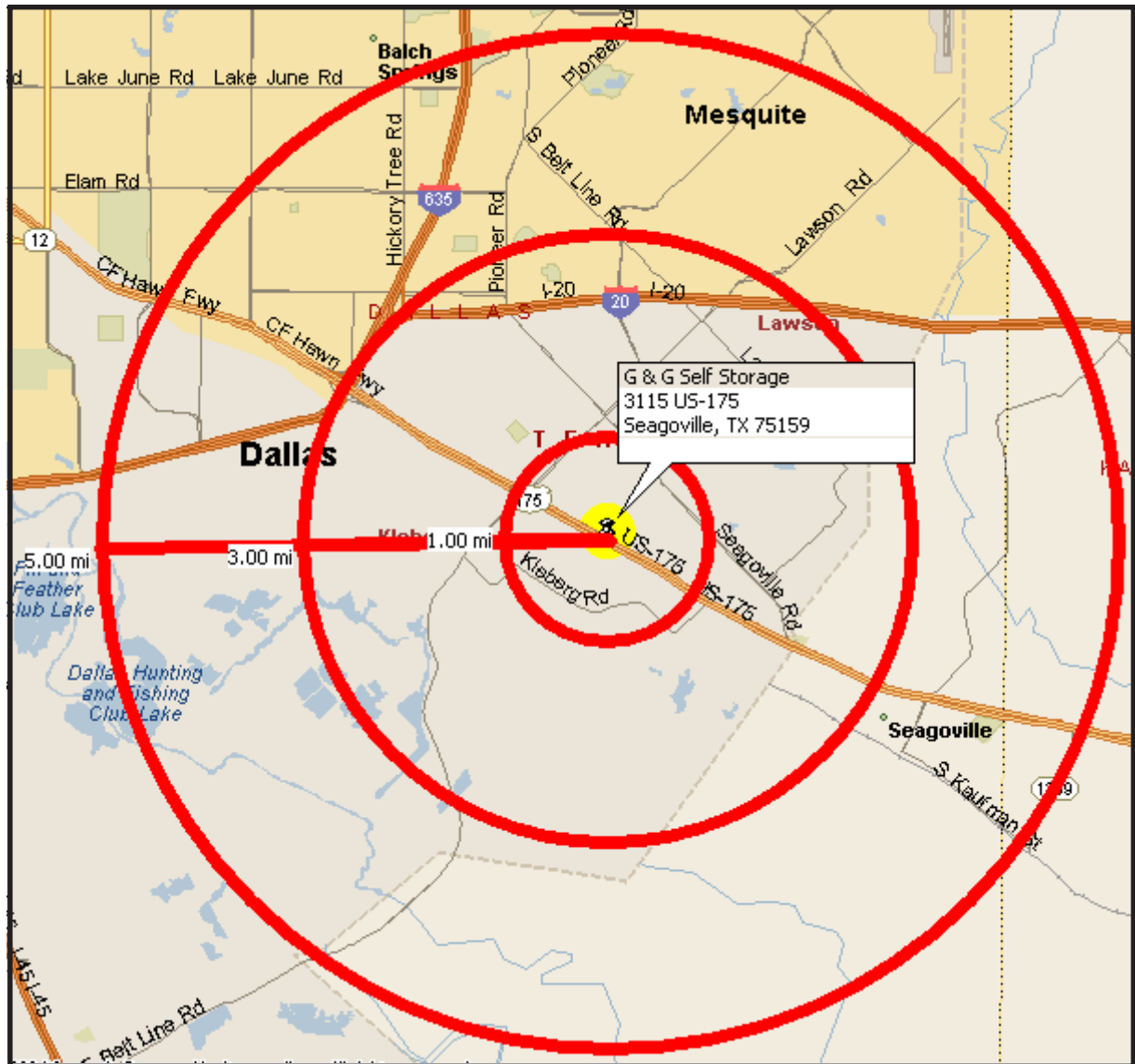


DEMOGRAPHICS

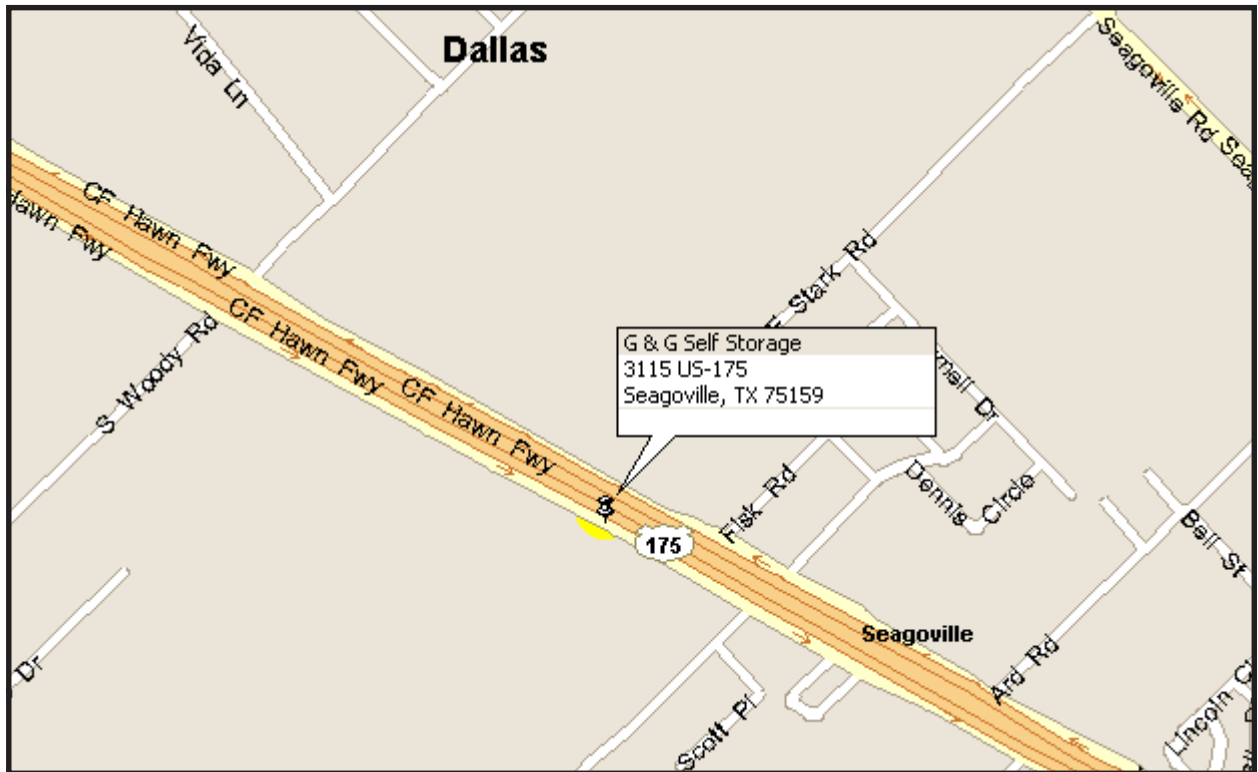
2005 Demographic Estimate

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,735	20,569	34,831
Estimated Households	1,231	6,360	10,946
Median Household Income	\$47,058	\$43,558	\$43,461
Per Capita Income	\$17,308	\$17,054	\$17,002
Household Income			
Less than \$15,000	14.62%	13.99%	12.69%
\$15,000 to \$24,999	7.15%	10.26%	11.61%
\$25,000 to \$34,999	13.03%	13.87%	14.68%
\$35,000 to \$49,999	18.91%	20.82%	19.53%
\$50,000 to \$74,999	20.77%	20.93%	21.28%
\$75,000 to \$99,999	13.72%	10.67%	11.08%
\$100,000 to \$149,999	10.01%	7.04%	6.83%
\$150,000 to \$249,999	1.48%	1.83%	1.73%
\$250,000 to \$499,999	0.28%	0.47%	0.46%
\$500,000 and greater	0.02%	0.11%	0.10%
Housing			
Occupied Units	1,231	6,360	10,946
Owner Occ. Units	66.77%	74.90%	76.71%
Rental Units	33.23%	25.10%	23.29%

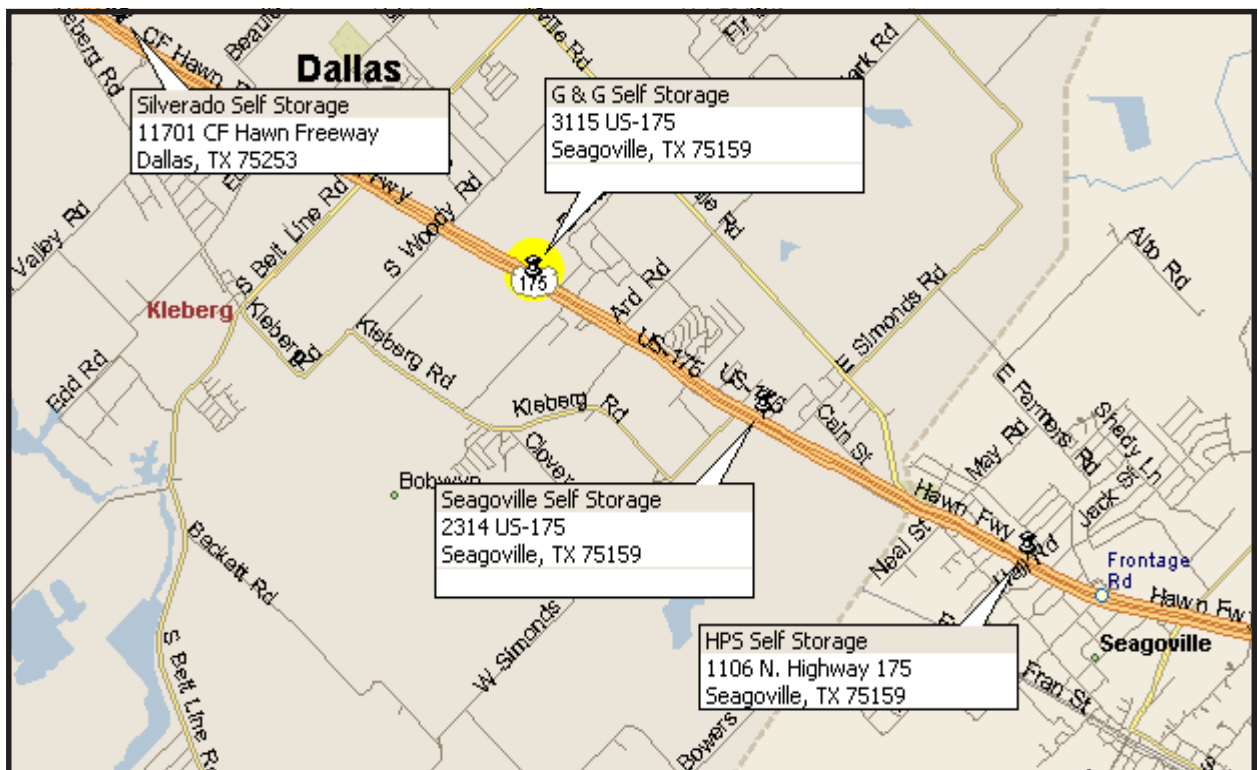
RADIUS MAP



PROPERTY LOCATION MAP



PROXIMITY OF COMPETITIVE FACILITIES





COMPETITOR INFORMATION

HPS Self Storage: 1106 N. Highway 175, Seagoville, TX 75159

Distance From Subject Property: 2.5 Miles (approx.)

Office Hours: 8:00am-6:00pm Mon-Fri, 8:00am-2:00pm Sat

Comments: Only available unit at the moment are 10x15s

Unit Size	Monthly Rent	Rent/SF
10x10	\$60	\$0.60
10x15	\$75	\$0.50

Silverado Self Storage: 11701 CF Hawn Freeway, Dallas, TX

Distance From Subject Property: 2.3 Miles (approx.)

On-Site Manager: Yes

Climate Control: No

Gate Hours: 8:00am-8:00pm daily

Office Hours: 8:00am-6:00pm Mon-Fri, 8:00am-4:00pm Sat

Unit Size	Monthly Rent	Rent/SF
10x10	\$65	\$0.65
10x15	\$85	\$0.57
10x20	\$95	\$0.48

Seagoville Self Storage: 2314 N. Highway 175, Seagoville, TX 75159

Distance from Subject Property: 1.3 Miles (approx.)

Office Hours: 8:00am-5:00pm Mon-Fri

Unit Size	Monthly Rent	Rent/SF
10x10	\$50 \$20 deposit	\$0.50
10x20	\$65 \$20 deposit	\$0.33



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