

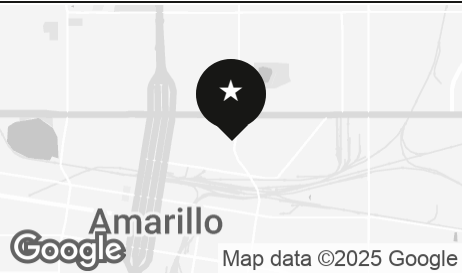
SALE COMPS



★ AMARILLO SELF STORAGE

700 N Houston St, Amarillo, TX 79107

|           |           |             |           |
|-----------|-----------|-------------|-----------|
| PRICE:    | \$839,000 | BLDG SIZE:  | 13,680 SF |
| CAP RATE: | 6.16%     | YEAR BUILT: | 2004      |
| PRICE/SF: | \$61.33   | OCCUPANCY:  | 72%       |
| NOI:      | \$51,669  |             |           |

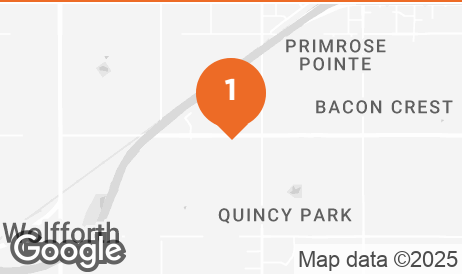


1

7405 82ND ST

Lubbock, TX 79424

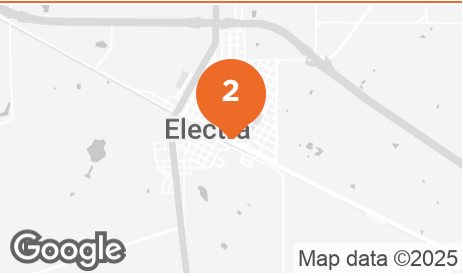
|           |           |            |          |
|-----------|-----------|------------|----------|
| PRICE:    | \$585,200 | BLDG SIZE: | 7,500 SF |
| PRICE/SF: | \$78.03   |            |          |



2 BAIZE SELF STORAGE

416 E Cleveland, Electra, TX 79360

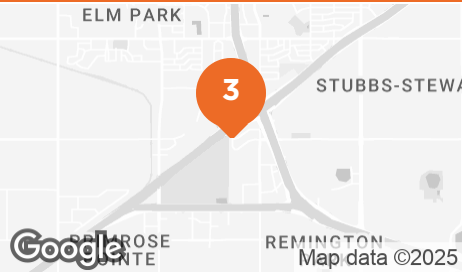
|           |           |            |          |
|-----------|-----------|------------|----------|
| PRICE:    | \$212,900 | BLDG SIZE: | 3,920 SF |
| PRICE/SF: | \$54.31   |            |          |



3 BENCHMARK STORAGE

5925 50TH ST, Lubbock, TX 79424

|           |             |            |           |
|-----------|-------------|------------|-----------|
| PRICE:    | \$2,633,400 | BLDG SIZE: | 43,329 SF |
| PRICE/SF: | \$60.78     |            |           |



SALE COMPS MAP & SUMMARY

|          | NAME/ADDRESS                                                     | PRICE       | BLDG SIZE | CAP RATE | PRICE/SF |
|----------|------------------------------------------------------------------|-------------|-----------|----------|----------|
| ★        | <b>Amarillo Self Storage</b><br>700 N Houston St<br>Amarillo, TX | \$839,000   | 13,680 SF | 6.16%    | \$61.33  |
| 1        | <b>7405 82ND ST</b><br>Lubbock, TX                               | \$585,200   | 7,500 SF  | -        | \$78.03  |
| 2        | <b>Baize Self Storage</b><br>416 E Cleveland<br>Electra, TX      | \$212,900   | 3,920 SF  | -        | \$54.31  |
| 3        | <b>Benchmark Storage</b><br>5925 50TH ST<br>Lubbock, TX          | \$2,633,400 | 43,329 SF | -        | \$60.78  |
| AVERAGES |                                                                  | \$1,143,833 | 18,250 SF | NAN%     | \$64.37  |

