

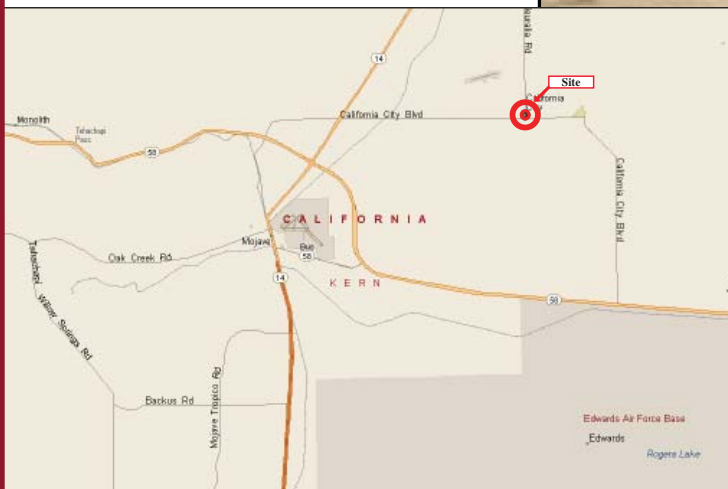
California City, CA Self Storage

California City Blvd. and Neuralia Avenue

California City, California

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Property Highlights

- Fully entitled 3.63 acre Self Storage site (building permits have been issued) located in California City, Ca.
- Designed for 45,027 Square feet of Storage (230 units) plus 72 RV/ Boat Spaces.
- Assume project opening 1/2009 & stabilizing in 24 months.
- California City has had exponential growth the past several years
- Prime location in the center of town at corner of the only 3 city access points
- State of the art facility-individually alarmed units, video security and kiosk
- Nearest competitor is inconveniently 10 minutes outside of town and was 99% occupied
- A growing population

Price:	\$598,000
(Includes ~ \$175 K spent to date for Entitlements)	
Total Units:	230 Storage/72 Boat/ RV uncovered
Rentable Square Feet:	45,027 + 72 RV/ Boat Storage
Number of Buildings:	3
Total Land Area:	3.63 Acres
Land for Expansion:	Yes
Year of Facility Opening:	2008
Zoning:	C-2
Manager Apartment and Office:	1084 Sq Ft Non- Residence Office

Pro Forma Income and Expenses	
Projected Gross Income	\$416,952
Misc. Self Storage Revenue	\$18,763
Less Projected Vacancies	\$41,695
Total Operating Expenses	\$112,596
Net Operating Income	\$281,424

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