

**Security Plus Storage
Potential Income
March 2008**

I. SELF STORAGE

<u>Size</u>	<u>SF/Unit</u>	<u>Total SF</u>	<u>Units</u>	<u>Rate</u>	<u>Gross Potential</u>
5X7 (I)	35	525	15	\$39.00	\$585
5X10	50	1,800	36	\$48.00	\$1,728
5X15	75	3,300	44	\$65.00	\$2,860
5X20	100	5,600	56	\$75.00	\$4,200
10X10 (I)	100	500	5	\$80.00	\$400
10X10	100	300	3	\$85.00	\$255
10X15	150	1,950	13	\$109.00	\$1,417
10X20	200	3,600	18	\$135.00	\$2,430
10X25	250	9,000	36	\$160.00	\$5,760
10X30	300	16,800	56	\$185.00	\$10,360
Total		43,375	282		\$29,995

II. PARKING PLACES

<u>Size</u>	<u>SF/Unit</u>	<u>Total SF</u>	<u>Units</u>	<u>Rate</u>	<u>Gross Potential</u>
	160	3,200	20	\$60.00	\$1,200

III. GRAND TOTAL

		46,575	302		\$31,195
--	--	---------------	------------	--	-----------------

**Security Plus Self Storage
Profit and Loss
2007**

Income:

Administrative Fee	\$1,126
Auction Revenue	220
Chargeback	-1,374
Late Fees Collected	9,770
Lien fees	160
Misc.	44
Monthly Fees	40
NSF Fee	25
Rental Revenue	234,644
Sales-Locks	367
Transfer Fee Collected	86
Total Income	\$245,108

Expenses:

Advertising	\$11,000 *
Auction Costs	52
Bank Service Charges	224
Cash Discounts	50
Cost of goods sold	126
Credit Card Fees	2,400
Drinking Water	132
Liability Insurance	2,826
Licenses and Permits	797
Management Fees	1,200
Postage and Delivery	495
Printing and Reproduction	436
Property Taxes	24,996
Repairs & Maintenance	5,951
Salaries and Wages	23,241
Maintenance Supplies	1,890
Office Supplies	762
Gas and Electric	7,135
Sanitation	1,778
Telephone	1,675
Water	414
Total Expense	\$87,580
Net Operating Income	\$157,528

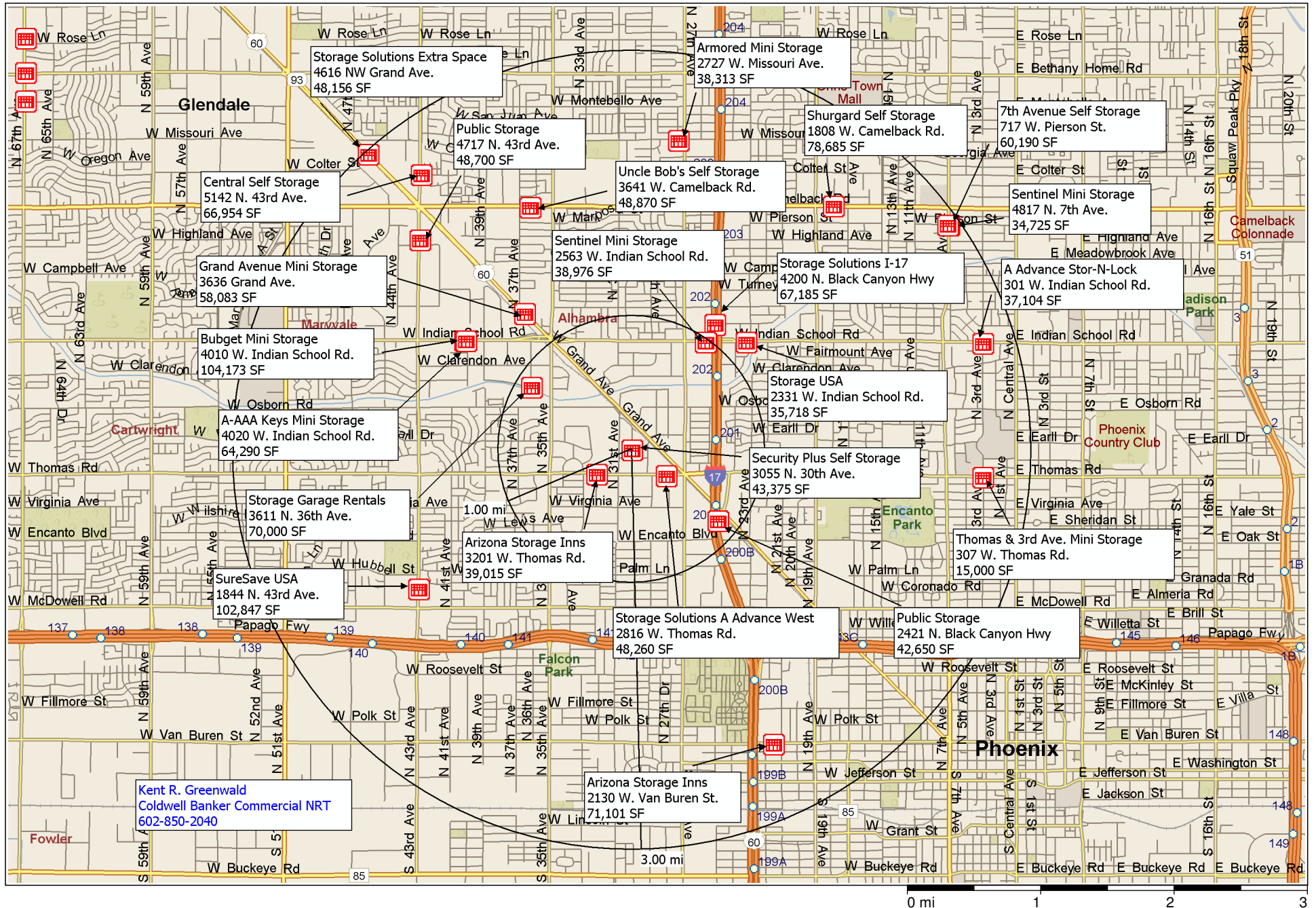
* pro forma

**Security Plus
Profit and Loss
6 Months 2008**

<u>Income:</u>	
Rental Revenue	\$111,395
Administrative Fees	435
Late Fees Collected	2,397
Lien fees	95
Misc	3,000
Monthly Fees	31
Sales - Locks	94
Total Income	\$117,447
<u>Expenses:</u>	
Management	\$3,000
Advertising	\$12,000 *
Liability Insurance	1,070
Credit Card Fees	1,200
Repairs and Maintenance	4,378
Salaries and Wages	16,050
Maintenance Supplies	773
Property Taxes	13,000 *
Office Supplies	400
Gas and Electric	3,343
Sanitation	764
Telephone	816
Water	247
Total Expenses:	\$57,041
Net Ordinary Income	\$60,406

* Pro Forma

Security Plus Self Storage 1 & 3 Mile Mini Competition



Copyright © 1988-2003 Microsoft Corp. and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint>

© Copyright 2002 by Geographic Data Technology, Inc. All rights reserved. © 2002 Navigation Technologies. All rights reserved. This data includes information taken with permission from Canadian authorities © 1991-2002 Government of Canada (Statistics Canada and/or Geomatics Canada), all rights reserved.

**SECURITY PLUS S.S.
RENTAL SURVEY**

Property Name Address Phone Number	S.F.	5 x 10	5 x 15	5 x 20	10 x 10	10 x 15	10 x 20	TYPE	OCC %	Comments
Security Plus S.S 3055 N 30th Ave Phoenix	46,566	48	65	75	80 (l) 88	109	135		75%	
A Advance West 2816 W Thomas Phoenix	48,260	40	50	-	75 79	104	119	Swing Outside	82%	
Arizona Storage Inns 3201 W Thomas Phoenix	39,015	45	-	-	83	115	145	Reg	78%	Furniture Company with 29 large units moved out