

# SIERRA HWY SELF STORAGE



## DEAL STORY: MR. DAVIS' CONTRIBUTIONS INCLUDE THE FOLLOWING:

- Scouted, selected, and negotiated the land acquisition
- Organized and managed the ownership entity
- Established, coordinated, and managed all development and construction activities
- Recruited all capital for land acquisition and all development funding requirements
- Completed permanent loan-placement upon project stabilization
- Marketed the Asset, procured a Buyer, conducted all contract negotiations, and closed the Sale of the Asset.

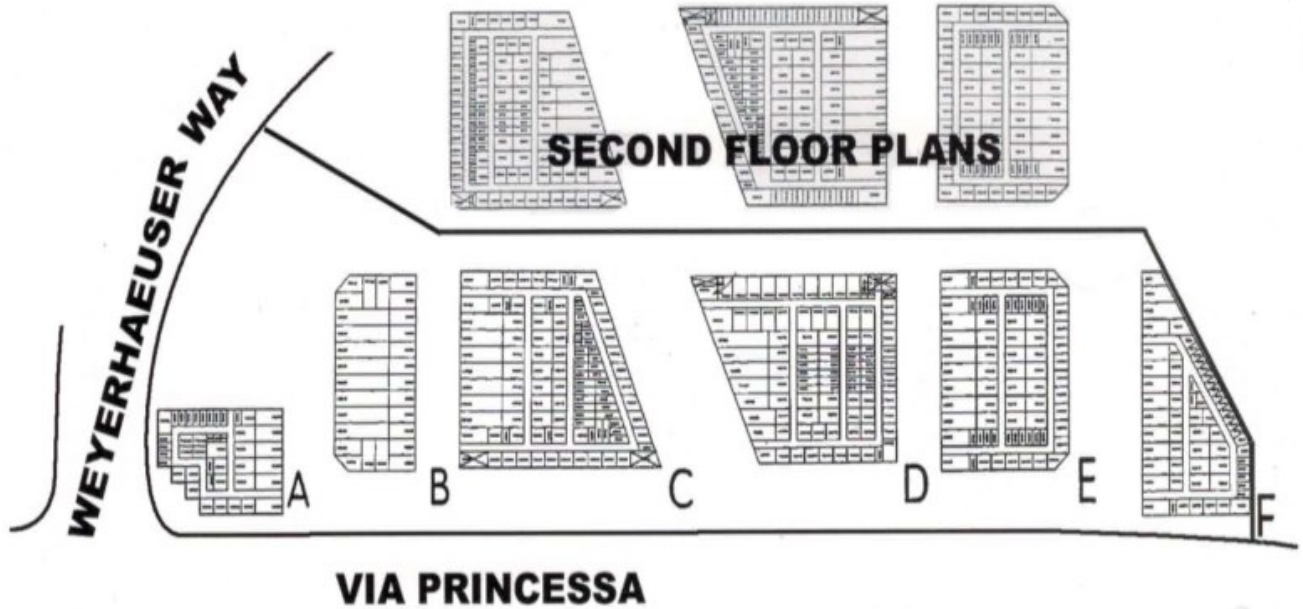
# SIERRA HWY SELF STORAGE



- Excellent location within high growth area
- High traffic count
- Site area - 5.44 acres
- 696 units; 81,348 square feet of rentable space
- Each unit individually alarmed
- Electronic gated access
- Security entrance and exit
- Completed October 1999
- Office / manager's apartment is two-story totaling 2,293 square feet
- Walled and lighted
- Sprinkler system
- Buildings C,D,E on site plan are ground-level, driveup two-story access

# Sierra Highway Self Storage

26950 Weyerhaeuser Way  
Santa Clarita, CA 91351



## UNIT MIX/RENTAL RATES

<u>Size**</u>	<u>SQ Ft</u>	<u># Units</u>	<u>Total SQ Ft</u>	<u>Rent/SQ Ft</u>	<u>Rent/Month</u>	<u>Monthly Rent*</u>	<u>Annual Rent*</u>
5 X 5	25	43	1,075	\$1.72	\$43.00	\$1,849.00	\$22,188.00
5 X 10	50	124	6,200	\$1.30	\$65.00	\$8,060.00	\$96,720.00
5 X 15	75	76	5,700	\$1.20	\$90.00	\$6,840.00	\$82,080.00
10 X 10	100	199	19,900	\$1.05	\$105.00	\$20,895.00	\$250,740.00
10 X 15	150	152	22,800	\$0.85	\$128.00	\$19,456.00	\$233,472.00
10 X 20	200	50	10,000	\$0.85	\$170.00	\$8,500.00	\$102,000.00
10 X 25	250	20	5,000	\$0.85	\$213.00	\$4,260.00	\$51,120.00
10 X 30	300	23	6,900	\$0.83	\$250.00	\$5,750.00	\$69,000.00
10 X 40	400	9	3,600	\$.83	\$332.00	\$2,988.00	\$35,856.00
<b>TOTALS</b>		<b>696</b>	<b>81,348**</b>	<b>\$1.05</b> Average	<b>\$155.11</b> Average	<b>\$78,598.00</b>	<b>\$943,176.00</b>

\*The Monthly Rent and Annual Rent figures assume 100% occupancy.

\*\*Sierra Highway Self Storage has some odd sizes in its unit mix. The unit mix depicted here has been adjusted to reflect only nine (9) of the most standard sizes.