

**U.S. Door & Building Components**

Dependable Self Storage - Proposed

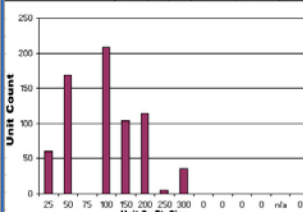
10/30/07

Budget

Unit Dimensions			Exterior Units						Climate Controlled Units							
Unit Width	Unit Depth	Unit Sq.Ft.	Unit Count	Ext. Sq.Ft.	% Unit Count	% Sq.Ft.	Monthly Sq.Ft. Rent	Monthly Unit Rent	Subtotal Monthly Rent	Unit Count	Ext. Sq.Ft.	% Unit Count	% Sq.Ft.	Monthly Sq.Ft. Rent	Monthly Unit Rent	Subtotal Monthly Rent
5	5	25	0	150	2.5%	0.4%	\$1.40	\$35	\$ 210.00	55	1,375	12.1%	3.1%	\$2.00	\$ 50	\$ 2,750.00
5	10	50	40	2,000	16.5%	5.4%	\$1.28	\$ 63	\$ 2,520.00	129	6,450	28.3%	14.4%	\$1.80	\$ 90	\$11,610.00
5	15	75	0	0	0.0%	0.0%	\$1.13	\$ 85	\$ -	0	0	0.0%	0.0%	\$1.62	\$122	\$ -
10	10	100	62	6,200	25.6%	16.9%	\$1.02	\$102	\$ 6,327.72	146	14,600	32.0%	32.6%	\$1.46	\$146	\$21,286.80
10	15	150	40	6,000	16.5%	16.3%	\$0.92	\$138	\$ 5,511.24	64	9,600	14.0%	21.5%	\$1.31	\$197	\$12,597.12
10	20	200	58	11,600	24.0%	31.6%	\$0.83	\$165	\$ 9,589.56	56	11,200	12.3%	25.0%	\$1.18	\$238	\$13,226.98
10	25	250	0	0	0.0%	0.0%	\$0.74	\$188	\$ -	0	1,500	1.3%	3.4%	\$1.08	\$208	\$ 1,594.32
10	30	300	36	10,800	14.9%	29.4%	\$0.67	\$201	\$ 7,231.85	0	0	0.0%	0.0%	\$0.96	\$287	\$ -
			0	0	0.0%	0.0%	\$0.60	\$ -	\$ -	0	0	0.0%	0.0%	\$0.88	\$ -	\$ -
			0	0	0.0%	0.0%	\$0.54	\$ -	\$ -	0	0	0.0%	0.0%	\$0.77	\$ -	\$ -
			0	0	0.0%	0.0%	\$0.49	\$ -	\$ -	0	0	0.0%	0.0%	\$0.70	\$ -	\$ -
			0	0	0.0%	0.0%	\$0.44	\$ -	\$ -	0	0	0.0%	0.0%	\$0.63	\$ -	\$ -
RV/Boat Parking			n/a	n/a	n/a	n/a	n/a	n/a	\$ -							
Odd Size Units			0	0	0.0%	0.0%	\$ -	\$ -	\$ -	0	0	0.0%	0.0%	\$ -	\$ -	\$ -
<b>TOTALS:</b>			242	36,750	100.0%	100.0%		\$ 31,390.37	456	44,725	100.0%	100.0%		\$63,065.22		

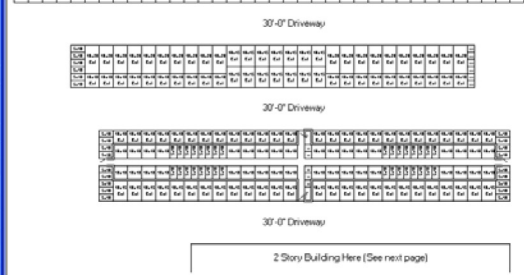
  



Total Unit Count			Facility Sq.Ft. Recap	
Unit Type	Qty.	Avg Rent	Total Gross Area	93,650
Climate Control Units	456	\$ 1.41	Total Net Rentable	61,475
Non-Climate Units	242	\$ 0.85	Total Use Factor	87.0%
Total Unit Count	698	\$ 1.16	Total Avg Unit Size	116.7
<b>Projected Income Performance</b>			Climate Gross Area	56,900
Gr. Monthly Potential	\$	94,456	Climate Net Rentable	44,725
16.0% Vacancy	\$	(14,168)	Climate Use Factor	78.6%
3.0% Ancil Income	\$	2,834	Climate Avg Unit Size	98.1
Net Monthly Income	\$	83,121	Drive Up Gross Area	36,750
32.0% Operating Exp.	\$	(30,226)	Drive Up Net Rentable	36,750
<b>Net Operating Income</b>	\$	52,895	Drive Up Use Factor	100.0%
<b>Proj. Annual Income</b>	\$	634,742	Drive Up Avg Unit Size	151.9

30'-0" Driveway



30'-0" Driveway

30'-0" Driveway

2 Story Building Here (See next page)

Prepared Attn: [Name]

U.S. Door & Building Components

Atlanta, Georgia

Recap / Layout

Prepared Self Storage Atlanta, Georgia