

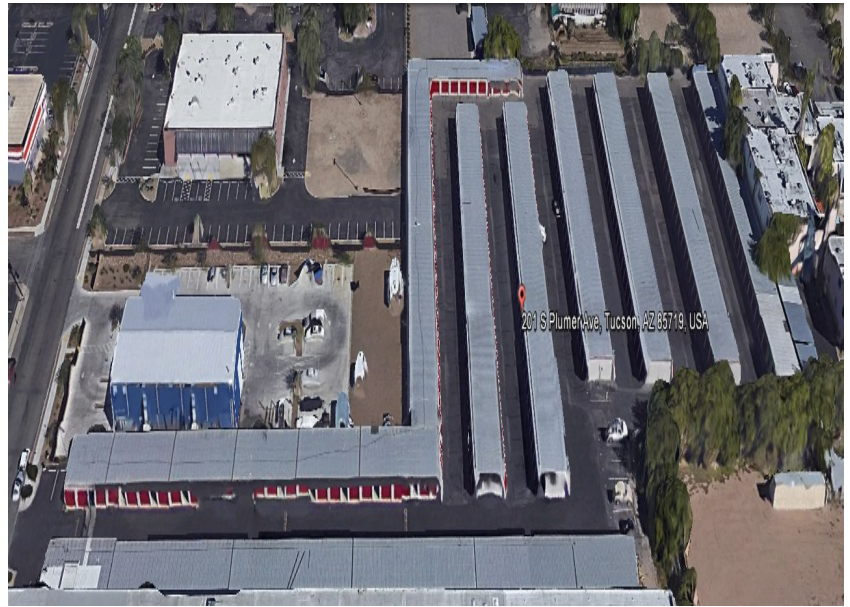
BROADWAY-PLUMER SELF STORAGE

Location: 201 S. Plumer Tucson, AZ 85719

Property Type: Self Storage (Existing-580 Units)

Rentable SF: 60,240 sq ft Site: 3.6 acres

Sponsor Company: Value Add Management



PROJECT DESCRIPTION:

Exterior facility in densely populated mid-town Tucson, Arizona. Building construction is metal with a standing seam metal roof, heavy support beams, metal roll-up doors and block fascia.

The manager's apartment is an 1,100 square foot two bedroom, one bath unit with separate entrance. The 400 sq ft office is fully computerized, including on-site video and individual unit alarms.

DEAL STORY MR. DAVIS' CONTRIBUTIONS INCLUDE THE FOLLOWING

- Scouted, selected, and negotiated the property acquisition from Bass Brothers-GE Capital consortium's spinoff of RTC note-property grab-bag
- Organized and managed the ownership entity
- Established, coordinated, and managed all value-add activities
- Recruited all capital for acquisition and all value-add requirements
- Completed permanent loan-placement upon project stabilization
- Marketed the Asset, procured the Buyer, conducted all contract negotiations, and closed Sale of Asset

