



Media Release

For Immediate Release

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Investment Real Estate, LLC, Announces Facility Sales

Investment Real Estate, LLC, based out of York, PA, announced the following six sales in three states.

Located in the desirable community of Springfield, VA, just 10 miles southeast of Washington, D. C., and ½ mile south of the Springfield Mall is Springfield Self Storage. This 72,600 SF facility has an office and on-site manager's apartment and a cell tower with two leases. Nine single-story buildings containing 586 units are located on 4.6 acres and sold for \$7,750,000. The transaction was brokered by Ryan Haller.

In upstate New York, Easy Self Storage located in Plattsburgh was sold for \$1,800,000. The property consists of a 47,170 SF self storage facility with an on-site management office and land for expansion. The site includes eight buildings housing 378 units. The facility, which opened in 1988, is constructed on a portion of 5.5 acres of commercially zoned land. Site improvements consist of exterior lighting, a fenced perimeter, and a manually operated security gate. John Gilliland brokered the transaction.

A 1.92 acre parcel of land with approvals to construct a 28,000 SF self storage facility was sold in Lebanon, Pennsylvania. An existing paved area of land was being utilized as an outdoor storage facility with 125 outdoor spaces for rent. Other site improvements include a 1,360 SF on-site management office, key card automatic gate and fenced perimeter. John Gilliland handled the transaction between two private investors.

In Locust Grove, VA, located 10 miles west of Fredericksburg, land and approvals for Route 3 Self Storage was sold for \$425,000. This parcel of real estate consisted of 5.8 acres with plans for a 62,525 SF self storage facility. John Gilliland and Daniel Wolf handled the transaction.

In Allentown, PA, MacArthur Road Self Storage was sold to a local family partnership for \$2,600,000. The facility was 45,200 SF totaling 340 units with an on-site office and apartment. The improvements were constructed in 1998 on 4.96 acres of Office/Professional zoned land. Occupancy was 88% at the time of sale. John H. Gilliland brokered the transaction.

Sold in Carlisle, PA, was Capital Self Storage, a 41,330 self storage facility with 318 units and 13 parking spaces. Originally established in 1984, the current seller added a new wing and refurbished the management office into a retail store and manager's office, office space, and an apartment, adding a dramatic fresh look to the facility. Located on 3.58 acres, it is zoned industrial. After completion of the sales transaction, Investment Real Estate's affiliate, Investment Real Estate Management, Inc., began to oversee management. At the time of new ownership, the name was changed back to its former name of Carlisle Rent A Space. This facility sold for \$1,132,000 between two local businessmen. John H. Gilliland brokered the acquisition.

Investment Real Estate is an independent brokerage firm working within an eight-state area of PA, MD, DE, VA, VW, NY, NJ and CT.

For more information, call: 717.779.0804 or visit www.investmentrealestatellc.com.

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