



Media Release

For Immediate Release

February 27, 2004

Investment Real Estate, LLC, Announces Facility Sales

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

Sales of two facilities occurred in West Milford, New Jersey. Greenwood Space Center, a 63,075 SF facility with an on-site management office and X-tra Space Center, a 26,620 SF facility with an on-site management office that opened in April, 2002 and added 10,650 SF in September, 2002 were sold to a private investor for \$ 5,600,000.

In Downingtown, PA, A Storage Inn, consisting of 73,550 SF containing 651 units, an on-site management office, apartment and additional office space, and Lionville Self Storage, consisting of 58,775 SF with 480 self storage units, on-site management office, office space, apartment and cell tower were sold for \$6,750,000.

A 30,000 SF facility in Newburgh, New York was sold. Fort Knox Self Storage consists of 294 units with an on-site management office and sold for \$1,150,000 to a private investor.

John H. Gilliland was Broker of Record for all transactions.

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.

For further information, contact:

Nancy J. Mitchell
Director of Marketing
Investment Real Estate, LLC
717-779-0804