



Media Release

For Immediate Release

October 7, 2005

Investment Real Estate, LLC, announces facility sales

In Tyrone, PA, Moove In Self Storage was sold for \$295,000. This 6,400 SF facility with expansion for an additional 19,000 SF was sold to a local buyer and brokered by John Gilliland.

Shoehouse Mini Storage, a 34,058 SF self storage facility in York, PA, was sold for \$1,450,000. This facility is constructed on 4.9 acres of commercial-zoned land. Site improvements consist of masonry buildings, masonry and wood frame office, paved driveways, exterior lighting, a fenced perimeter, and a keycard-operated security gate. This confidential sale brokered by John Gilliland was to a local investor who is a first-time self storage owner.

In Staunton, Virginia, Staunton Mini Storage was sold for \$1,200,000. Opening in 1982, this 3.7-acre site consists of 9 buildings with 284 units built with masonry block and metal roll-up doors. There is an office and residence on site. Daniel Wolf brokered the sale between a local businessman and a first-time self storage buyer.

Located in the Pocono's is Pocono Mountain Mini Storage, a 30,000 SF facility in Tafton, PA. This facility serves the market area east of Lake Wallenpaupack and is the only self storage facility within an 8-mile radius. The six split-faced block buildings comprise 30,000 SF of self storage with 137 units, outdoor parking on 11 acres with ample room for expansion. There is an office and manager's apartment, plus a shed and 2-car detached garage with efficiency apartment. The facility was sold for \$1,677,500 and brokered by Ryan Haller and John Gilliland between two individual businessmen.

Tight Squeeze Mini Storage in Chatham, VA, was sold for \$1,283,577. This 31,295 SF self storage facility is located on 6.7 commercially-zoned acres. There are 11 buildings with 254 units of which 66 are climate-controlled. There also is a 2-BR brick home and an on-site manager's office, plus a retail store. The facility opened in 1998. This property was brokered by Dan Wolf between a husband and wife team and a regional self storage operator.

Investment Real Estate is an independent brokerage firm working within an eight-state area of PA, MD, DE, VA, VW, NY, NJ and CT. Visit www.investmentrealestatellc.com to view current properties for sale and to register for new property alerts.

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