

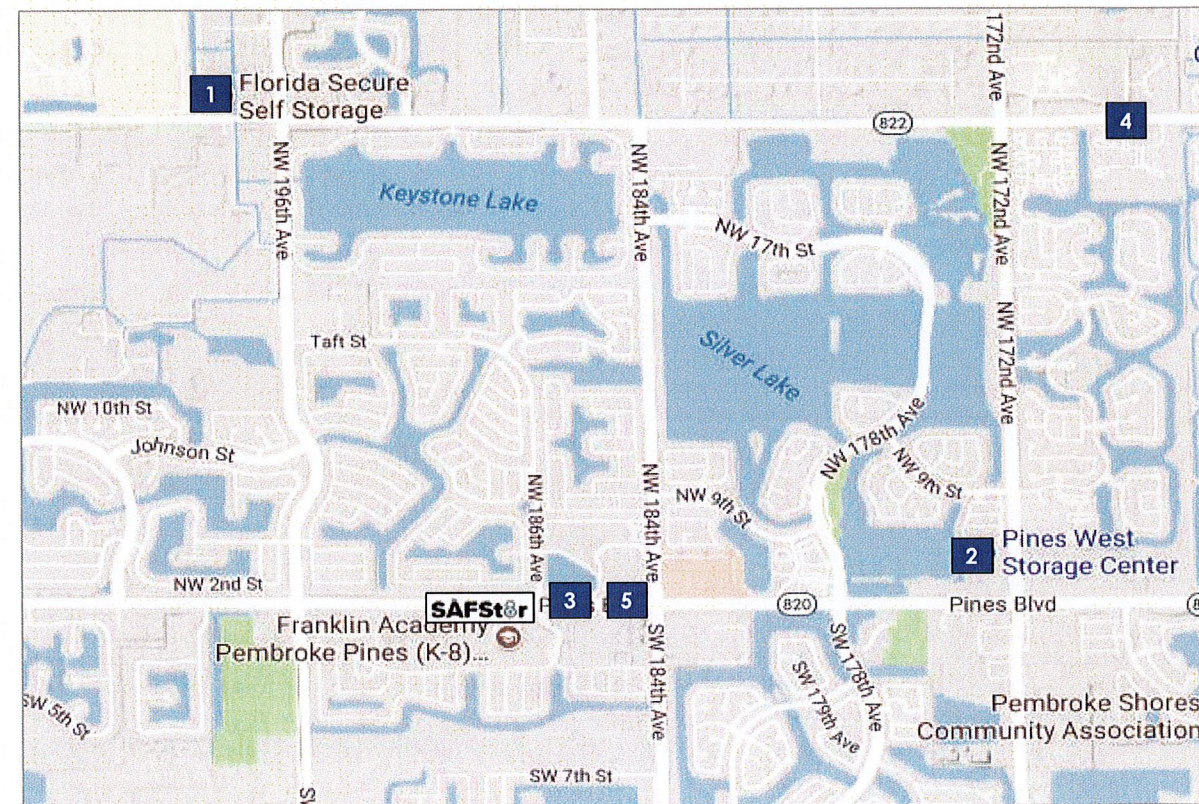
SAFStor, Inc. - Pembroke Pines, FL

Micromarket Analysis

COMPETITIVE LANDSCAPE

Name	Gross Square Feet		GSF	NRSF
	95% Efficient	75% Efficient		
1 Pines West Storage Center	-	99,380	99,380	74,535
2 Florida Secure Self Storage	123,771	-	123,771	117,582
3 SmartStop Self Storage	-	84,000	84,000	63,000
4 Sheridan Village Self Storage	-	63,654	63,654	47,741
5 CubeSmart	-	85,000	85,000	63,750
Total Competitors	123,771	332,034	455,805	366,608
Subject Site	18900 Pines Road		150,657	118,718

Pro Forma Market		606,462	485,325
Median Population			81,430
GSF Per Capita	Target is <=7.5		5.96x



DEMOGRAPHIC AND SOCIOECONOMIC DATA

Socioeconomics	1-Mile	3-Mile	5-Mile	Threshold	Confirm?
Total Population	5,752	81,430	200,085	50,000	Yes
Total Households	2,320	35,057	85,936	12,000	Yes
Avg. Household Income	59,350	77,126	86,330	55,000	Yes
Demo/Growth				U.S.	TGT
2010-16 Pop. Growth	0.64%	2.34%	2.14%	4.5%	1.5%
Median HHI Growth	2.07%	2.11%	2.12%	2.5%	1.5%
Owner Occupied	899	15,019	37,918		
% Renters	61.3%	57.2%	55.9%	44.6%	25.0%

Median Age: The median age in this area is 32.5, compared to U.S. median age of 38.0.

TRAFFIC COUNTS

	Distance to Site	Yr of Count	Daily Trips
Pines Blvd.	N/A	2009	26,000
NW 186th	0.22	2008	5,200

