DISCLAIMER

Parties: Bill Brownfield, CRE, CCIM, and Faith Pate, of Brownfield & Associates, are the Listing Brokers for the property and agents of the Seller. Except as indicated herein, no other parties are or will become agent of or for the Seller in the contemplated transaction. Brokers will not employ any sub-agents unless such agents are employed by Broker's real estate firm.

Argus Self Storage Advisors (Argus) is not the listing agent for this property. Offers to buy or sell this property can only be made through the listing agent identified herein. Argus is a marketing consultant that provides certain marketing assistance to the listing broker and is not a party to the listing agreement or any other agreement relating to the property. The Seller is the owner or the authorized agent of the owner, of the property offered for sale and the subject of the listing agreement between the Listing Broker and Seller.

Disclaimer: Neither the Seller, Owner, Broker, nor Argus represents, warrants, either by implication nor express statement, the accuracy or completeness of the information contained in the offering memorandum.

The information contained herein has been prepared from sources believed to be reliable but has not been independently verified by the Broker or Argus as to accuracy or completeness. No warranties or representations, express or implied, are made as to the information presented herein. Warranties or representations can only be made by the Seller or Owner in a written and fully executed purchase and sales agreement between Seller and purchaser. Projections in the presentation are based on assumptions and interpretations based on future events, market conditions, managerial operations beyond the control of Argus, Broker, Seller or Owner, and, therefore, subject to error and change without notice. The prospective purchaser is encouraged to perform such independent due diligence as he or she finds appropriate. Typically, due diligence activities provide a more comprehensive review and analysis of all aspects of the property (including, but not limited to, financial matters, market conditions, physical condition, regulatory issues and title status) than the material contained herein. The presentation is for information purposes only and is not a solicitation of any nature whatsoever. Seller and Owner reserve the right, at their sole and absolute discretion, to reject any offer.

Confidentiality: The information provided by the Listing Broker is confidential and proprietary and is for the exclusive use of the party receiving the information (whether in printed, electronic, or facsimile format) for the sole purpose of determining if the recipient desires to acquire more information regarding the Property. By acceptance of this information in any format or from any source, the recipient agrees to not distribute or disclose this information in any form to any other person or entity without the prior written consent of the Listing Broker.

For further information, please contact:
Argus Self Storage Advisors
2993 S. Peoria St., Suite 105
Aurora, CO 80014
800-55-STORE
www.argus-selfstorage.com