

September 14, 2007

Jim,

As we discussed previously, Milestone's warehouse condominiums in St. Charles, MO might be a great alternative for your 1031 clients. Purchasing a unit that already has a significant lease in place is a real value.

About our St. Charles facility:

- New (built 2006/2007)
- Originally designed as (8) 2,000 sq ft units; reconfigured later to combine units
- Great access to one of St. Louis' main highways (Hwy 370, 270, and 70)
- All units have drywall finish, heat, personal restroom, 14' tall insulated garage doors, 16'+ ceilings
- Zoned light-industrial (I-1)

Unit(s)	Price	Description	Lease Terms
#1/#8	\$379,900	<ul style="list-style-type: none"> • 4,000 sq ft drive-thru unit • Gas heat + A/C • Personal restroom 	<ul style="list-style-type: none"> • 2-year (start 10/07) • 5.95/sq ft NNN • 1.50/sq ft CAM fees
#3/#4	\$379,900	<ul style="list-style-type: none"> • 4,000 sq ft side-by-side units • Electric heat • 1,500 sq ft office finish • Personal restroom 	<ul style="list-style-type: none"> • 3-year (start 10/07) • 5.95/sq ft NNN • 1.50/sq ft CAM fees • Option to renew another 3 years
#2/#7	\$369,900	<ul style="list-style-type: none"> • 4,000 sq ft drive-thru unit • Electric heat • Personal restroom 	<ul style="list-style-type: none"> • Not under lease
#5	\$189,900	<ul style="list-style-type: none"> • 2,000 sq ft • Electric heat • Personal restroom 	<ul style="list-style-type: none"> • Not under lease
#6	\$189,900	<ul style="list-style-type: none"> • 2,000 sq ft • Electric heat • Personal restroom 	<ul style="list-style-type: none"> • Not under lease

Milestone units were designed to accommodate many uses, including:

- RVs
- Boats
- Small businesses
- Document storage
- Classic Cars
- More

We encourage you to visit our website (www.milestonestorage.com) for more details about our company and specific facilities.

Please let us know if you have any questions, or would like us to speak with any of your clients.

Regards,



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