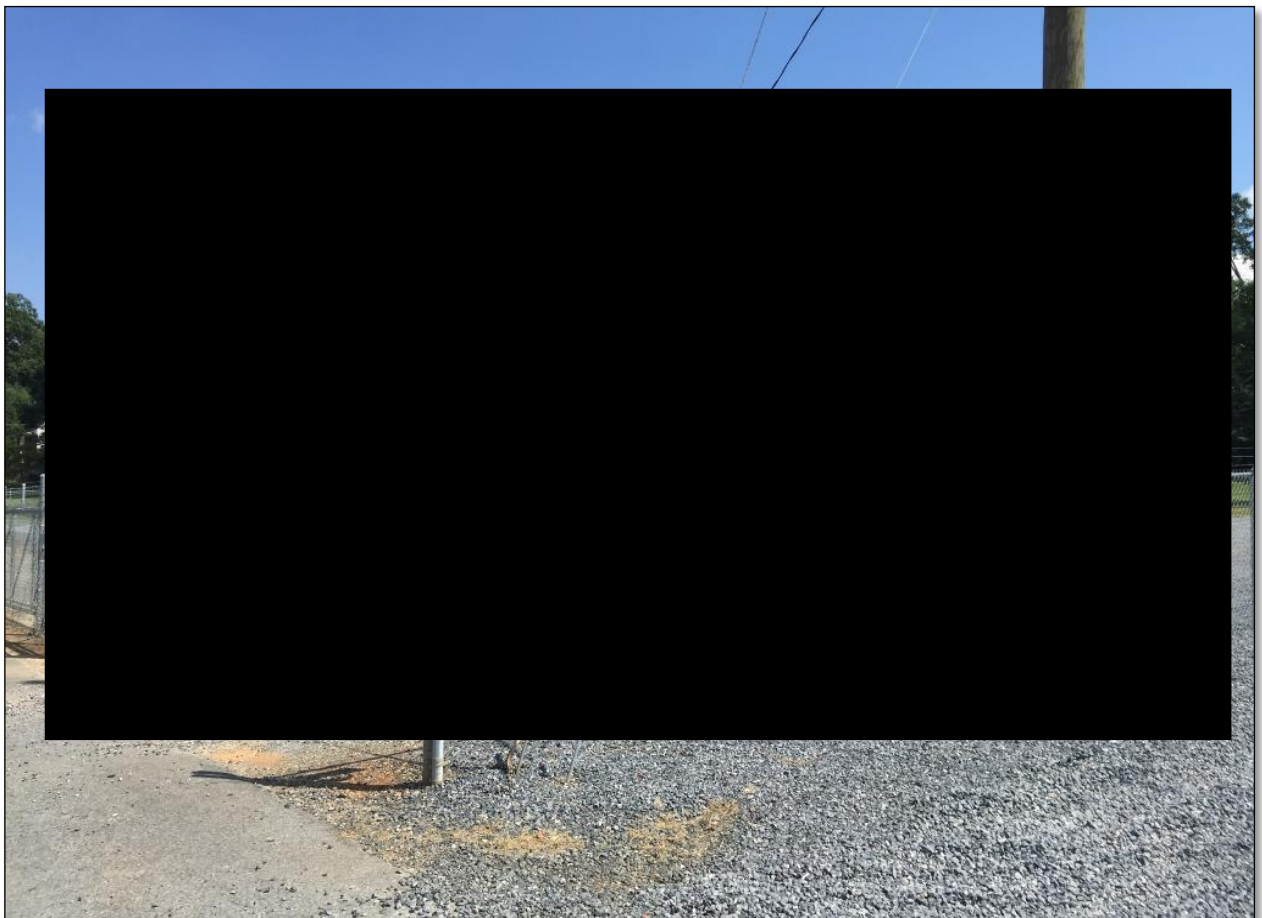




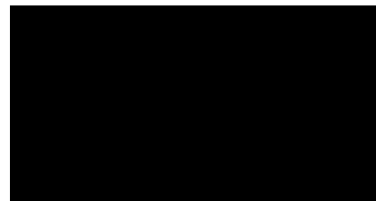
DEMPSEY
APPRAISAL

Restricted Appraisal Report



Effective Date Thursday, August 27, 2015
Report Date Monday, August 31, 2015
Estimate of Value [Redacted]

Contact
Client
Address
City St
Phone

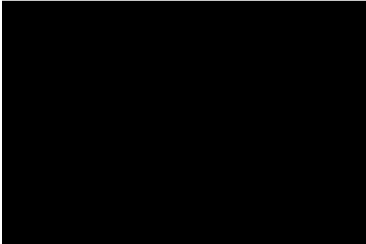


File # DA15104



DEMPSEY
APPRAISAL

Monday, August 31, 2015



RE :

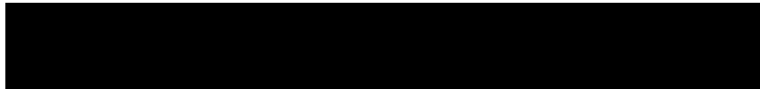


The purpose of this restricted appraisal report is to provide you with my reasonable, well-documented opinion of the 'As-Is' market value of the fee simple interest in the subject property. The property was most recently inspected on August 27th, 2015, which is the effective date of this appraisal.

This appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation. Neither the engagement of this assignment, nor of future assignments for the client, is contingent upon reaching a directed or "favorable" value conclusion.

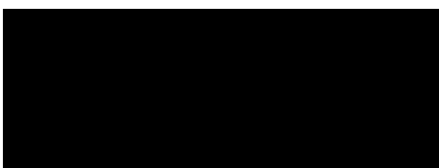
This appraisal is a restricted appraisal report. This form of report *states* the results as opposed to a narrative description. If any portion of this report needs further explanation, please feel free to contact me. Also, a restricted appraisal report can only have one intended user. The intended user of this report is the client. The borrower is not a party to this report.

Based on the market data presented in the attached report, and my analysis of it, it is my concluded opinion that the 'As-Is' market value of the fee simple interest in the subject property as of August 27th, 2015 is:



The data and reasoning upon which the appraisal are based are contained in the attached restricted appraisal report. Thank you for the opportunity to serve you in this matter. Please feel free to contact me if further assistance is needed.

Respectfully Submitted,



Gaines Dempsey
GA Certified General Appraiser
License #350037

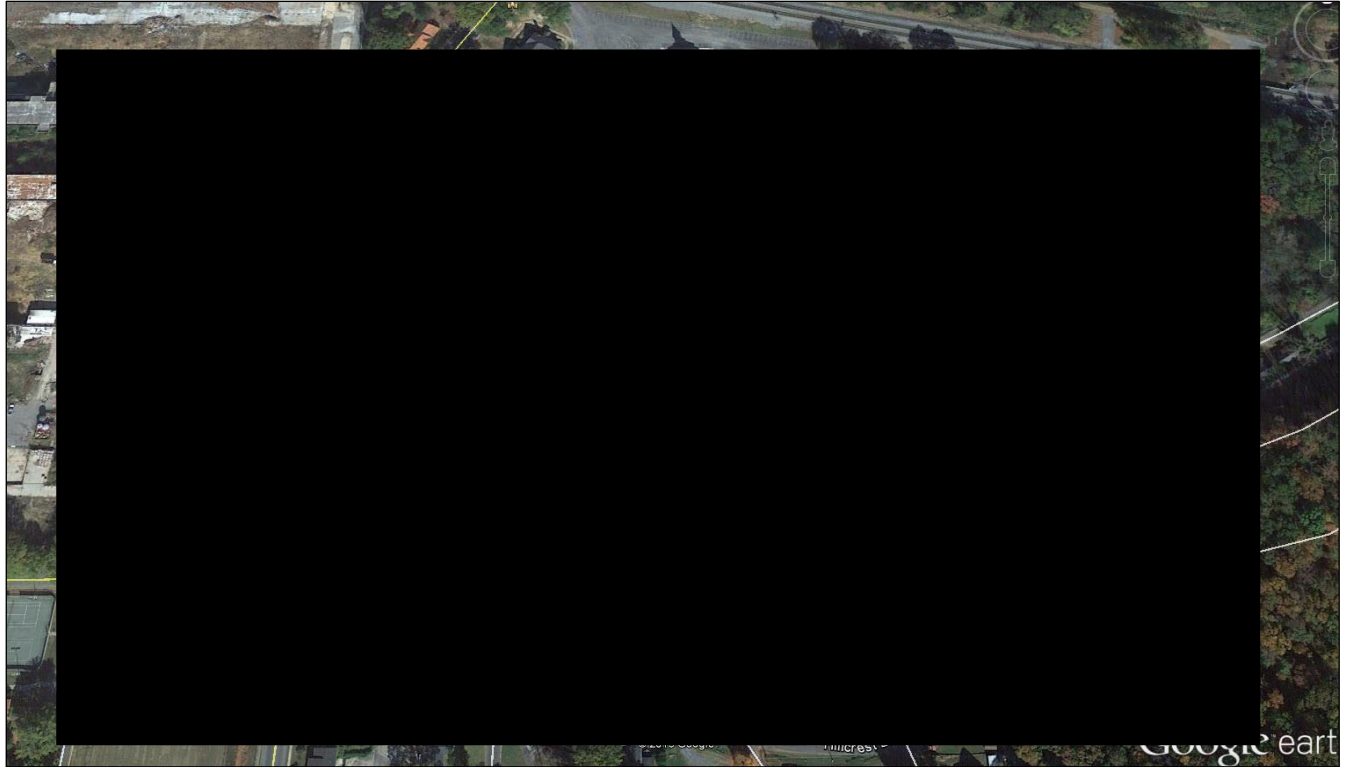


SALIENT FACTS

This report is USPAP compliant. According to USPAP Standards Rule 2-2, the following items must be addressed in any appraisal report. This section is intended to give the reader a quick reference of major items that will be discussed in further detail within this report.

Subject Identification	[REDACTED]
Report Format	Restricted Appraisal Report
Client	[REDACTED]
Intended User	[REDACTED]
Intended Use	[REDACTED]
Borrower	[REDACTED]
Tenant	Owner occupied
Scope of Work	[REDACTED] engaged Gaines Dempsey to perform an appraisal of the subject property. A copy of the Engagement Letter is provided in the Addenda. I performed an inspection of the subject on August 27th, 2015. In arriving at the value estimate contained in this report, I have gathered pertinent information regarding the subject property and its surrounding neighborhood. Market data regarding similar properties were gathered from public records and other sources. The comparable sales were inspected and I verified the data. When possible, the verification was with a party involved in the particular transaction. Sources for data are detailed in the appraisal process section of this report. The Georgia Real Estate Appraiser Board also requires that the appraiser comment on the impact on the market value of the subject due to foreclosure activity in the local market. I am aware of foreclosure activity in the local real estate market. After gathering the market data, appropriate units of comparison are then analyzed and value estimates are concluded for the subject property after considering its comparative features and attributes. The subject is valued 'As-Is'.
Interest Appraised	Fee Simple
Value Type	Market Value
Effective Date	Thursday, August 27, 2015
Report Date	Monday, August 31, 2015
Extraordinary Assumptions	[REDACTED]
Hypothetical Conditions	No
Prior Sales of the Subject	[REDACTED]
Appraisal Methods	For this assignment I am evaluating the subject using the sales comparison, income and cost approaches.
Definition of Value	Market Value, as defined in 'The Dictionary of Real Estate Appraisal', Fourth Edition. A full definition is included in this report.

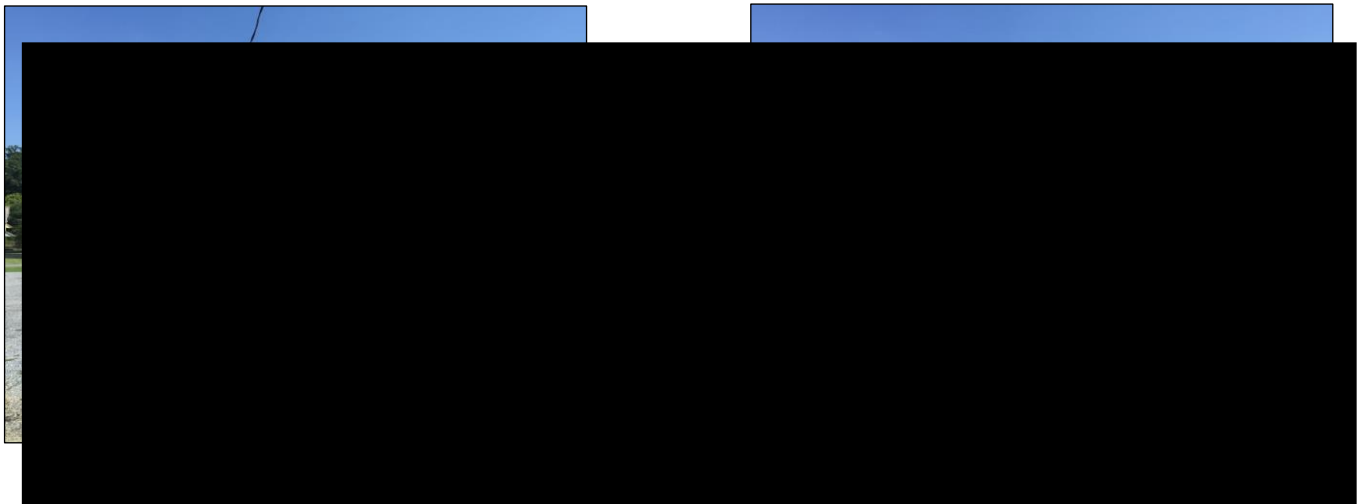
SUBJECT PROPERTY DESCRIPTION



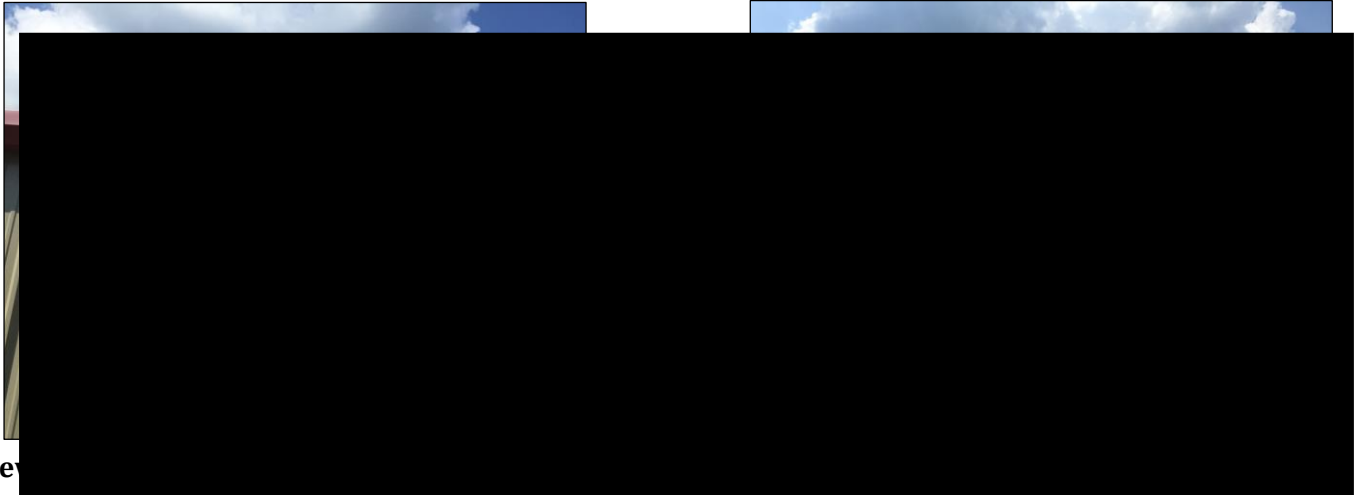
Google Earth satellite image with approximate property outline. The image was taken before the facility was constructed.

Property Type	Self Storage (non-climate controlled)
Owner	[REDACTED]
Occupancy	[REDACTED]
Zoning	L-1 light industrial Floyd County. The current use is legally permissible.
2015 Tax Assessment	This is a new parcel. Not assessed in 2014. The tax assessor shows a 2015 assessed value of \$187,000 which is under appeal.
2015 Taxes	A bill of \$1,573.25 is due 11/16/2015.
Easements, Restrictions, etc.	None noted
Flood Plain	Zone X which is outside the 100 year flood plain
Land Size	1.443 +/- acres
Road Frontage	[REDACTED] 17' on Railroad St. 200' +/- on Back Valley Rd.
Improvement Description	[REDACTED]
Quality	Above Average
Condition	Above Average

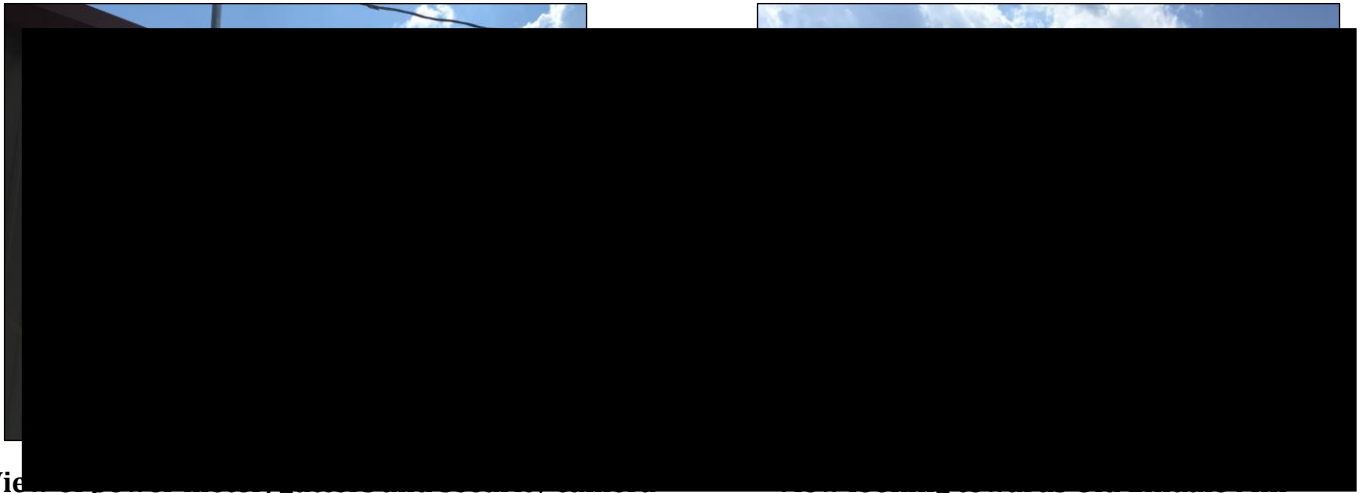
SUBJECT PROPERTY DESCRIPTION



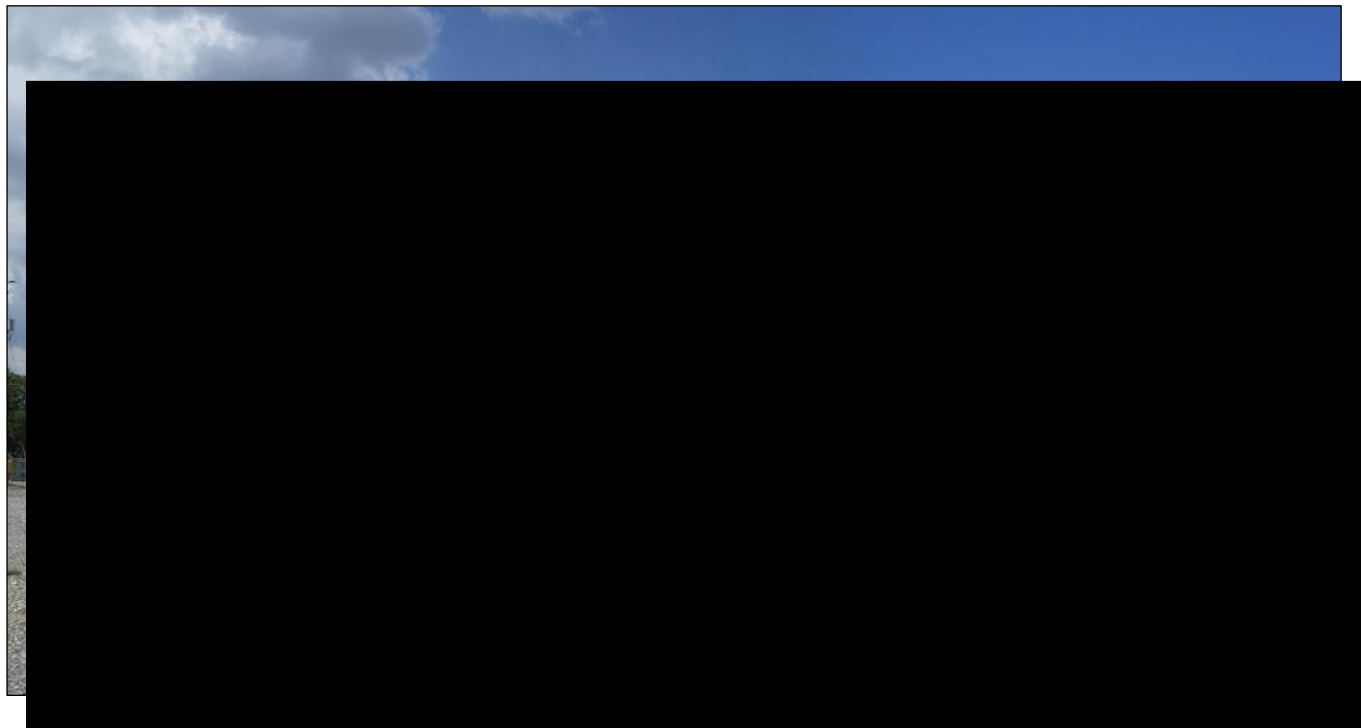
SUBJECT PROPERTY DESCRIPTION



View



View

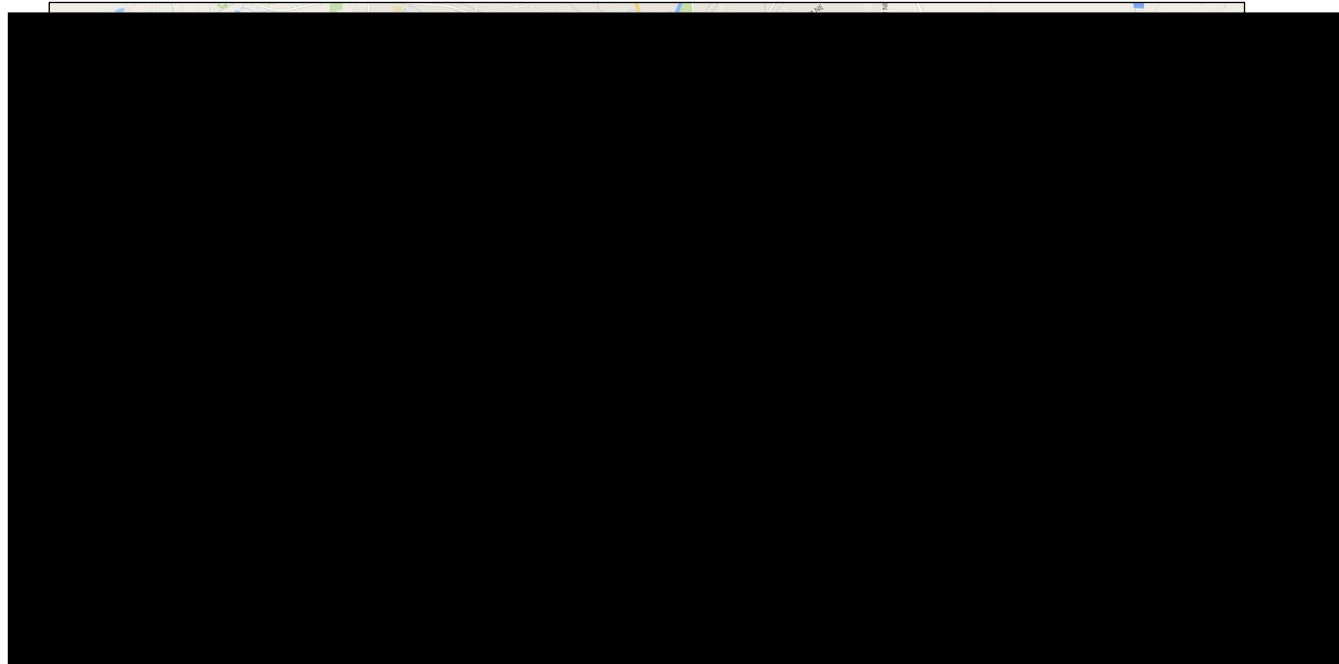


Panoramic view of the complex from the S 1st St entrance

SUBJECT PROPERTY DESCRIPTION



Satellite image. Property lines are approximate.

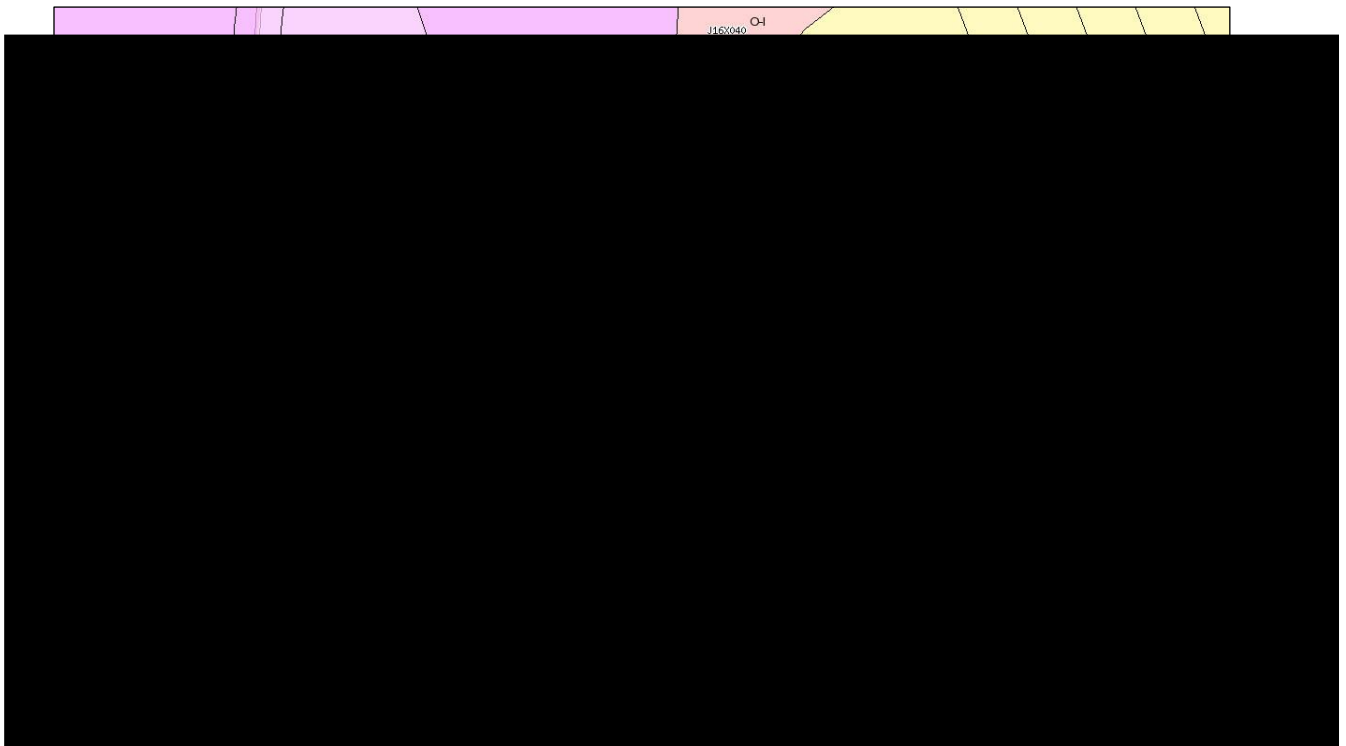


Location Map.

SUBJECT PROPERTY DESCRIPTION



Tax Map

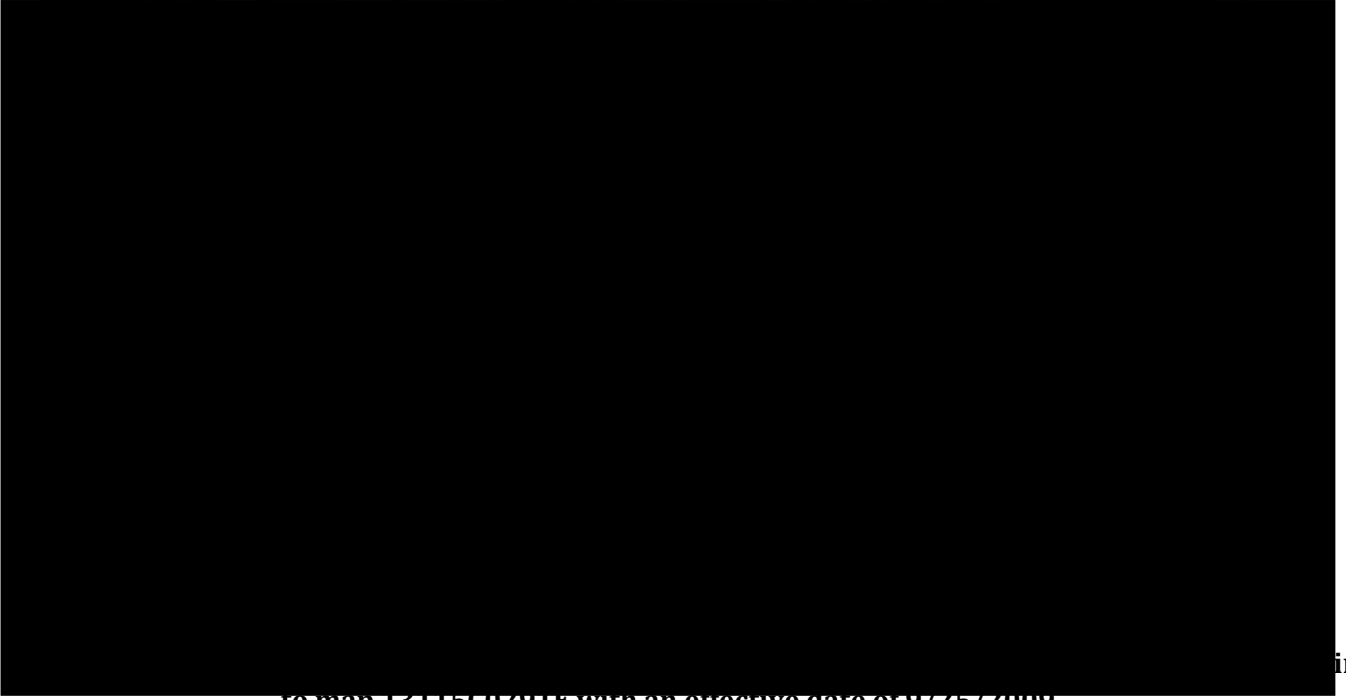


Zoning Map showing the subject in the L-I district

SUBJECT PROPERTY DESCRIPTION



USGS 20' topo map showing the subject as relatively flat



FE

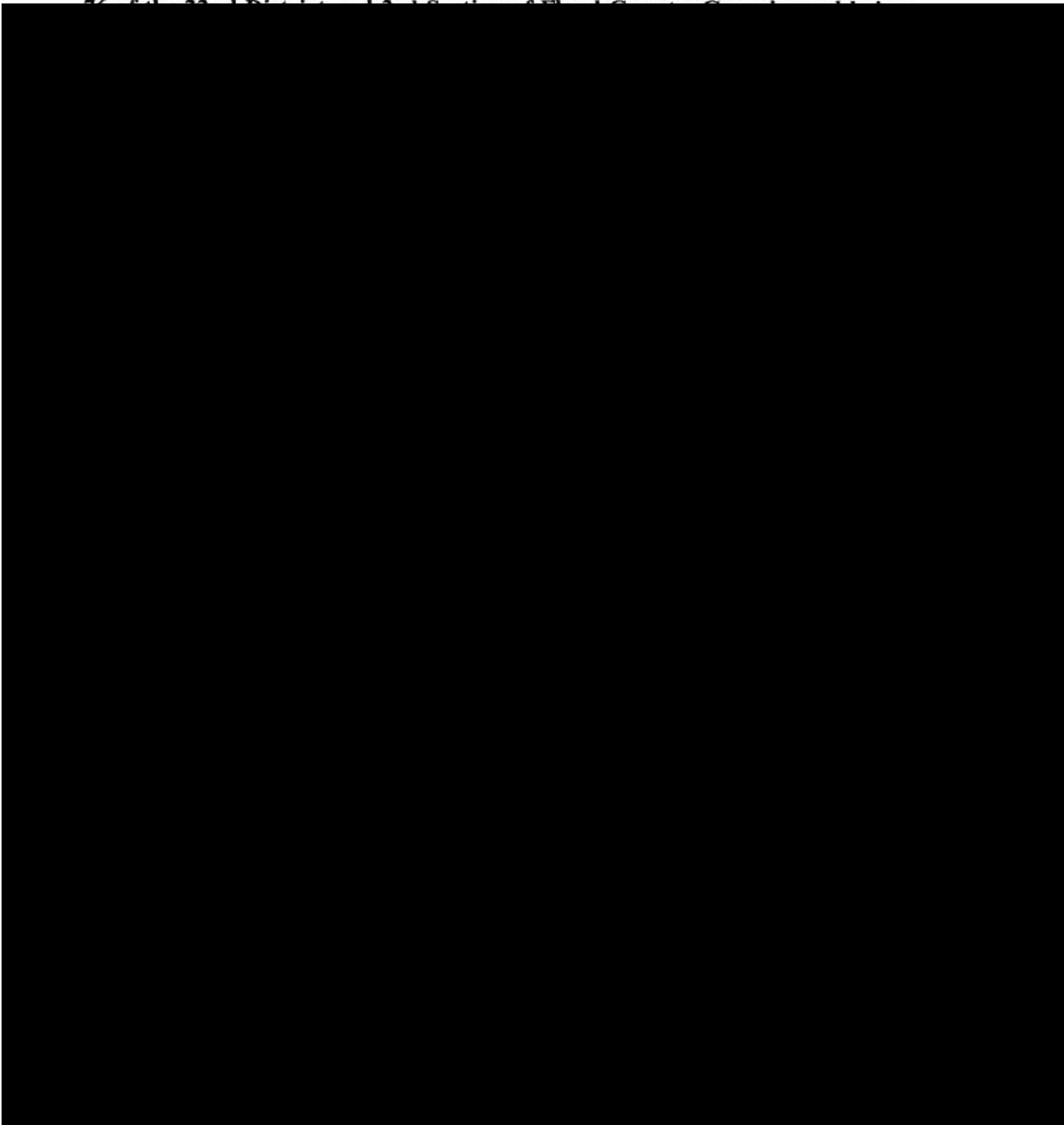
ing

to map 13115C0291E with an effective date of 9/25/2009.

SUBJECT PROPERTY DESCRIPTION

Legal description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot



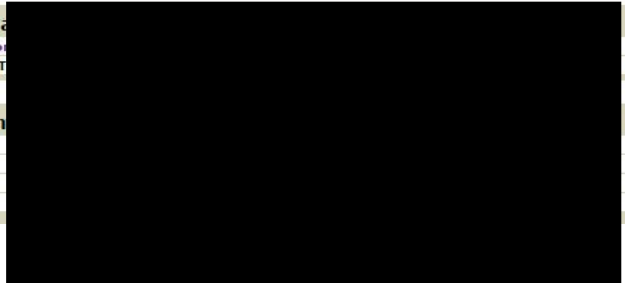
This Deed is given subject to all easements and restrictions of record.

SUBJECT PROPERTY DESCRIPTION

Transfer History - according to the tax assessor

Sale Information				
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason
02/04/2014	0238500271		\$ 25,000	IMPROVED AFT

Permit Information			
Permit Date	Permit Number		
03-21-2014	133-14F		
03-21-2014	134-14F		
02-04-2014	SALE		



2014 Tax Bill

Tax Status: Unpaid

Paid Date:
Taxes Paid: \$0.00

Tax Amount Due: \$1,573.25

ADD TO CART

A 2.2% convenience fee will be applied plus a 30 cents per transaction fee.



	DUE DATE	DISTRICT
	11/16/2015	02 00
	187,000	
	74,800	
	00	
Net County	74,800	

SUBJECT PROPERTY DESCRIPTION

Tax Cards



[Recent Sales in Neighborhood](#)
[Recent Sales in Area](#)

[Previous Parcel](#)

[Next Parcel](#)

[Field Definitions](#)

[Return to Main Search Page](#)

[Subscription Home](#)

[Floyd Home](#)



2014 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
Parcel not assessed on 2014 tax roll.				

Land Information

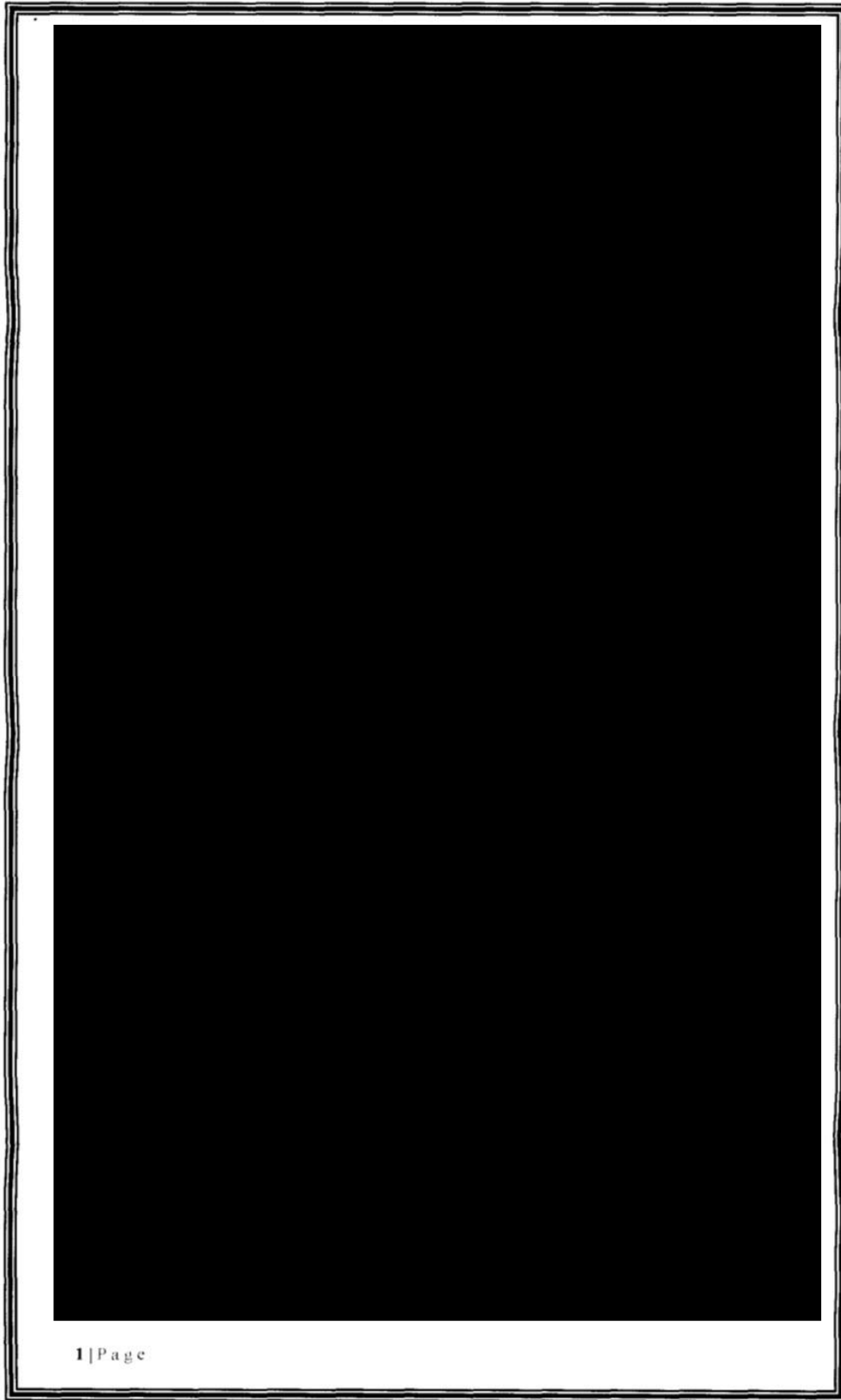
Type	Description	Calculation Method	Square Footage	Acres	Photo
COM	COMM-SQFT-RURAL 03-03B-1.50	Square Feet	62726	1.44	NA

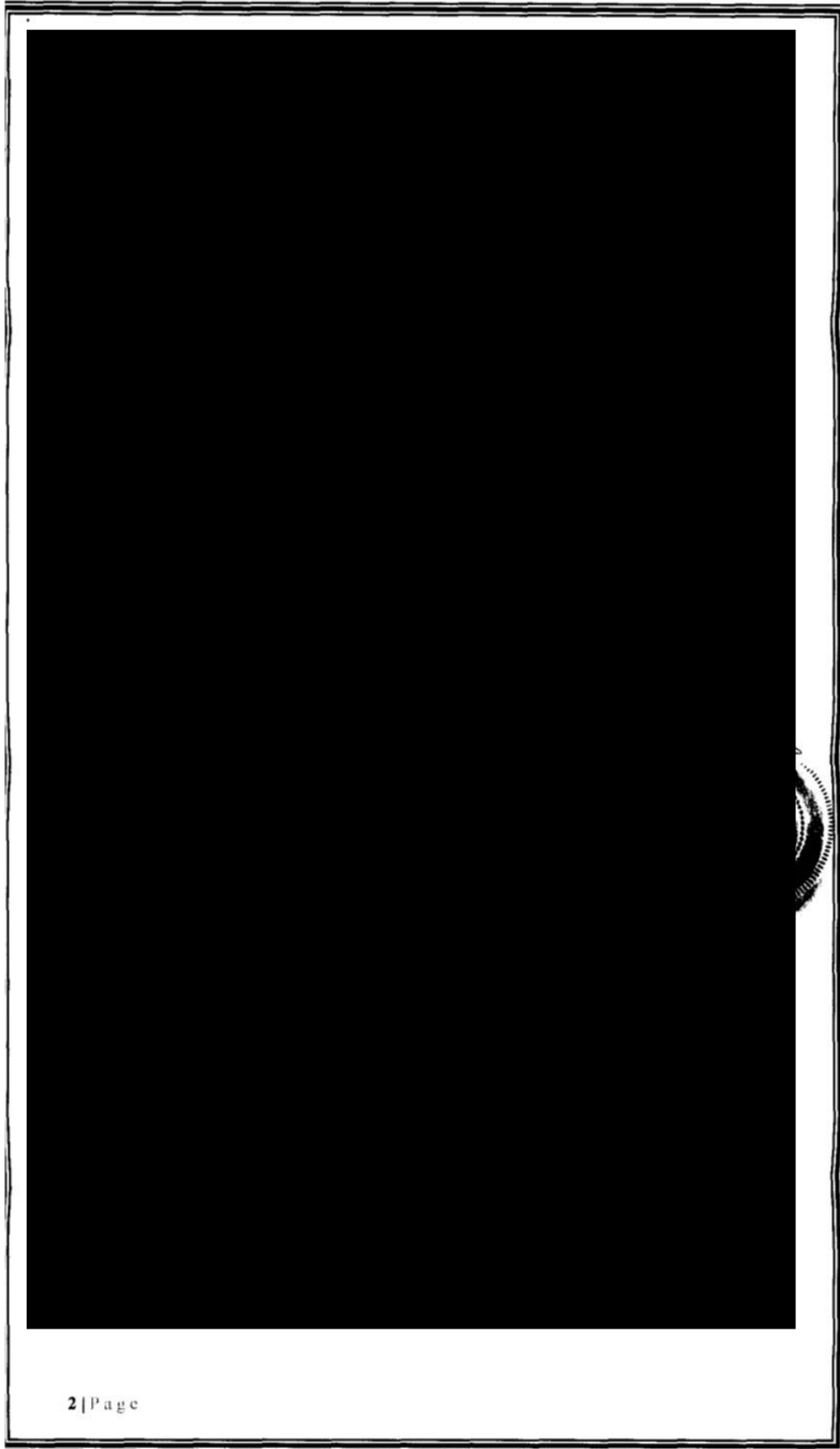
Improvement Information

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
MINI-WAREHOUSE		2014		0	8		ENAMEL METAL
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish	Lighting	Heating	Sketch
ENAMEL MET SHINGLES	ENAMEL METAL		CONC. ON GRADE			005-0	Sketch Building 1
MINI-WAREHOUSE		2014		0	8		ENAMEL METAL
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish	Lighting	Heating	Sketch
ENAMEL MET SHINGLES	ENAMEL METAL		CONC. ON GRADE			005-0	Sketch Building 2

Accessory Information

Description	Year Built	Dimensions/Units	Value
FENCE CHAIN LINK 6	2014	1x625 0	
* Current Value Not Available			





SUBJECT PROPERTY DESCRIPTION

Recorded Plat

BOUNDARY SURVEY FOR
EDDIE BENEFIELD
 BEING IN
 3RD SECTION
 SCA

NOTES:
 OWNER/DEVELOPER
 THE BENEFIELD
 TRACT, COCHOSSETT HWY,
 WASHINGTON, DC

THIS PROPERTY IS ZONED C-C
 THIS PROPERTY IS TO BE SERVED BY
 COUNTY WATER AND PUBLIC SEWAGE

OWNER'S CERTIFICATE
 State of Georgia
 I, the undersigned, certify that he or she is the owner
 of the property described herein.

Linear: Tecon GIS 3D

NOTE:
 This plat is subject to all easements, matters of
 title, rights-of-way and local government approval.

JOB No. 99-09C- JTEX-041 PLAT P-14-006

date: 5/2/11

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL
 STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN
 CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF
 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 AND AS SET FORTH IN THE GEORGIA PLAT ACT OCCA 15-6-67.

W. VANN ANGELO
 GEORGIA REG. LAND SURVEYOR - 2511
 956 ADAMS ROAD
 CEDARTOWN, GA. 30125
 (770) 748-0419



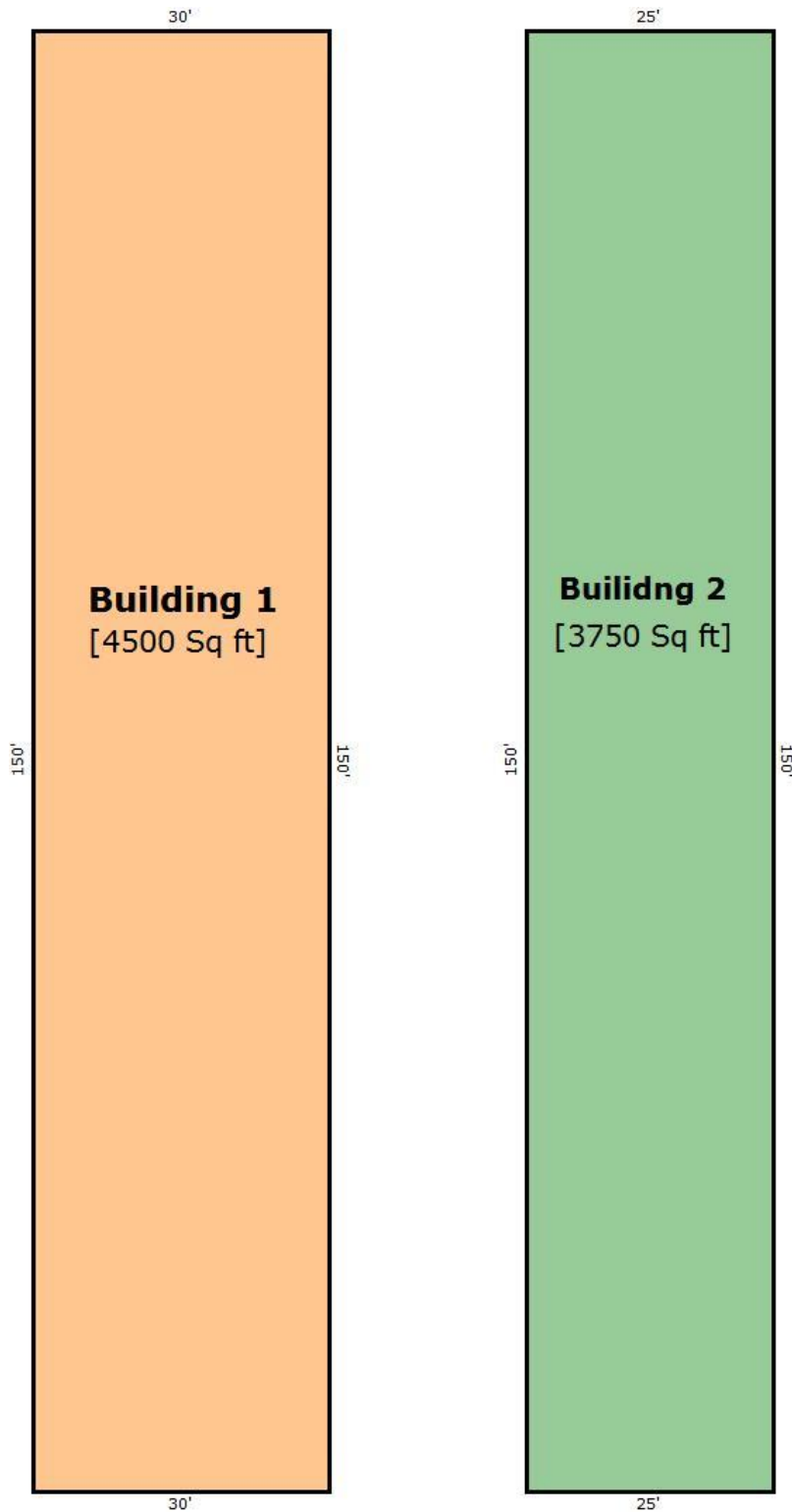

5/2/11

WAS

SUBJECT PROPERTY DESCRIPTION

Improvement Sketch

The sketch is taken from measurements taken at my inspection. It is believed to be correct but is not guaranteed. I have verified this sketch with google earth satellite imagery and I believe it to be credible for the purpose of this report.



MARKET ANALYSIS

1, 3 & 5 Mile Ring Demographic Statistics

	1 mile	3 miles	5 miles
Population			
2000 Population	2,022	13,991	28,313
2010 Population	2,088	14,531	28,768
2015 Population	2,105	14,474	28,598
2020 Population	2,111	14,483	28,584
2000-2010 Annual Rate	0.32%	0.38%	0.16%
2010-2015 Annual Rate	0.15%	-0.07%	-0.11%
2015-2020 Annual Rate	0.06%	0.01%	-0.01%
2015 Male Population	48.8%	49.1%	48.8%
2015 Female Population	51.2%	50.9%	51.2%
2015 Median Age	40.6	40.2	40.3

In the identified area, the current year population is 28,598. In 2010, the Census count in the area was 28,768. The rate of change since 2010 was -0.11% annually. The five-year projection for the population in the area is 28,584 representing a change of -0.01% annually from 2015 to 2020. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	90.4%	80.9%	74.4%
2015 Black Alone	3.3%	12.4%	18.4%
2015 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2015 Asian Alone	1.7%	1.5%	1.1%
2015 Pacific Islander Alone	0.0%	0.0%	0.1%
2015 Other Race	2.8%	3.1%	4.0%
2015 Two or More Races	1.7%	1.9%	1.8%
2015 Hispanic Origin (Any Race)	5.1%	6.6%	7.5%

Persons of Hispanic origin represent 7.5% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 49.4 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	816	5,298	10,819
2010 Households	799	5,544	11,091
2015 Total Households	798	5,519	10,996
2020 Total Households	799	5,528	10,990
2000-2010 Annual Rate	-0.21%	0.45%	0.25%
2010-2015 Annual Rate	-0.02%	-0.09%	-0.16%
2015-2020 Annual Rate	0.03%	0.03%	-0.01%
2015 Average Household Size	2.64	2.52	2.53

The household count in this area has changed from 11,091 in 2010 to 10,996 in the current year, a change of -0.16% annually. The five-year projection of households is 10,990, a change of -0.01% annually from the current year total. Average household size is currently 2.53, compared to 2.52 in the year 2010. The number of families in the current year is 7,312 in the specified area.

Median Household Income

2015 Median Household Income	\$33,486	\$38,293	\$37,785
2020 Median Household Income	\$37,907	\$43,809	\$43,441
2015-2020 Annual Rate	2.51%	2.73%	2.83%

Average Household Income

2015 Average Household Income	\$45,200	\$51,341	\$53,275
2020 Average Household Income	\$51,701	\$58,560	\$60,975
2015-2020 Annual Rate	2.72%	2.67%	2.74%

Per Capita Income

2015 Per Capita Income	\$17,110	\$19,880	\$20,837
2020 Per Capita Income	\$19,537	\$22,659	\$23,813
2015-2020 Annual Rate	2.69%	2.65%	2.71%

Households by Income

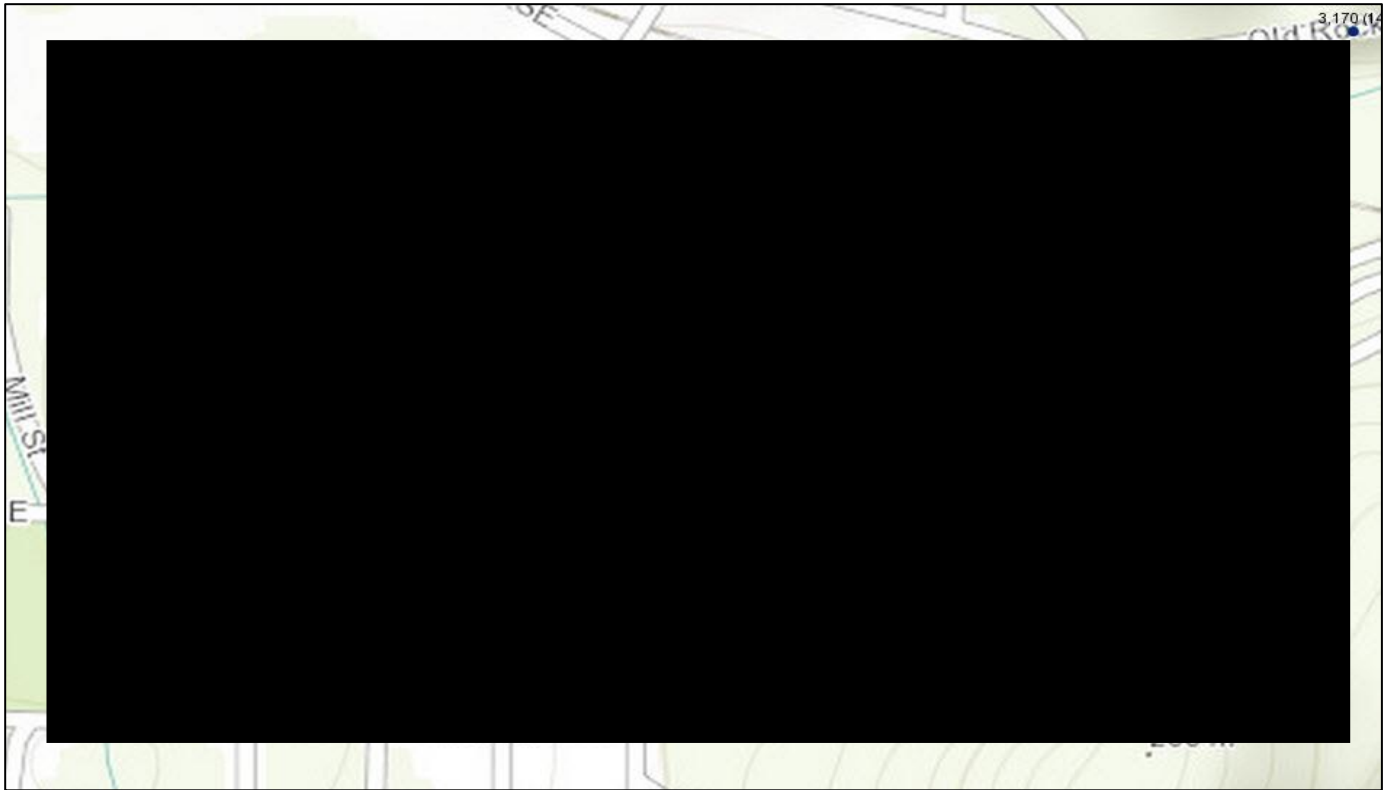
Current median household income is \$37,785 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$43,441 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$53,275 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$60,975 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$20,837 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$23,813 in five years, compared to \$32,501 for all U.S. households

MARKET ANALYSIS

GA DOT Traffic Counts



MARKET ANALYSIS

CoStar - available 'For Sale' Properties

1 2109 Athens Hwy			
Gainesville, GA 30507	Sale Price: \$600,000 Price/SF: \$50.00 Cap Rate: 10.00%	GBA: 12,000 SF RBA: 12,000 SF Land Area: 2 AC	
	Building Type: Self-Storage	Year Built: -	
	Sale Status: Active	Typ Floor Size: 12,000 SF	
	Days on Market: 2,223		
	Sale Conditions: - Sale Type: Investment		
2 8390 Blue Ridge Hwy			
Blue Ridge, GA 30513	Sale Price: \$215,000 Price/SF: \$32.77 Cap Rate: -	GBA: 6,560 SF RBA: 6,560 SF Land Area: 1 AC	
	Building Type: Self-Storage	Year Built: 2003	
	Sale Status: Active	Typ Floor Size: 6,560 SF	
	Days on Market: 870		
	Sale Conditions: - Sale Type: Investment		
3 Co Rd 531			
Centre, AL 35960	Sale Price: \$279,000 Price/SF: \$17.00 Cap Rate: -	GBA: 16,416 SF RBA: 16,416 SF Land Area: 1 AC	
	Building Type: Self-Storage	Year Built: -	
	Sale Status: Active	Typ Floor Size: 16,416 SF	
	Days on Market: 1,536		
	Sale Conditions: - Sale Type: Investment		
4 2877 Farris Bridge Rd			
Easley, SC 29640	Sale Price: \$139,000 Price/SF: \$46.33 Cap Rate: -	GBA: 3,000 SF RBA: 3,000 SF Land Area: 2 AC	
	Building Type: Self-Storage	Year Built: 2003	
	Sale Status: Active	Typ Floor Size: 2,117 SF	
	Days on Market: 26		
	Sale Conditions: - Sale Type: Investment		

MARKET ANALYSIS

Local Rental Rate Comparables for Self-Storage



Bagby Mini-Storage

STORE-MORE
401 OLD LINDALE ROAD
ROME, GA 30161

New Rent Listing

Site: WH

Date: 05/11/15

Size	Square Feet	Standard Deposit	Standard Rent	New Rent
5X8	40	35.00	35.00	0.00
5X10	50	35.00	40.95	0.00
5X15	75	35.00	50.00	0.00
8X15	120	35.00	52.95	0.00
9X15	135	35.00	55.95	0.00
10X10CC	100	35.00	85.00	0.00
10X15	150	35.00	65.00	0.00
5X15CC	75	35.00	75.00	0.00
10X15CC	150	35.00	119.00	0.00
20X15CC	300	35.00	220.00	0.00
20X20CC	400	35.00	285.00	0.00
20X35CC	700	35.00	455.00	0.00
35X15CC	525	35.00	405.00	0.00
12X50	600	35.00	125.00	0.00
12X40	480	35.00	115.00	0.00
21X19X12	399	35.00	135.00	0.00
15X41	615	35.00	105.00	0.00
13X48X12	624	35.00	170.00	0.00
200X25	5000	35.00	1225.00	0.00
10X12CC	120	35.00	97.00	0.00
10X20CC	200	35.00	155.00	0.00
15X15CC	225	35.00	177.00	0.00

Total Sizes : 22
 Occupants Raise Effective : 03/07/15
 Occupants Who Moved In Before : 03/06/15
 Occupants With No Raise Since : 03/06/15

Note: Any Raise To Vacant Spaces Will Go Into Effect The Following Day

MARKET ANALYSIS

Local Rental Rate Comparables for Self-Storage

Safe Storage @ Dean



Drive up, easy access, priced affordable.

Centrally located in East Rome, the Safe Storage @ Dean facility is the first choice for non-climate controlled self storage. When storing at the Dean Street facility, you will enjoy a personalized access code for gate access, night lighting and the convenience of drive up access to your unit. Dean Street has 7 different sizes for you to choose from whether you are first moving in or need to transfer to a another size.

SMALL



5 X 5

Ideal for storing

- Boxes & Totes
- Small Furniture
- Clothes
- Misc items

\$35.00



5 X 10

Ideal for storing Boxes and Totes, one to 1-1/2 rooms of small furniture. Similar to a walk-in closet or a standard bathroom.

\$50.00

MEDIUM



10 X 10

Ideal for storing Boxes, Totes, and Furniture. 2 or 3 rooms of furniture. Similar to a small room.

\$60.00



10 X 15

Ideal for storing Boxes and Totes, 1 or 2 pieces of small furniture. Similar to a small closet or a standard bathroom.

\$70.00

MARKET ANALYSIS

Local Rental Rate Comparables for Self-Storage

The screenshot shows the website for Stor-It Mini Warehouses. At the top, there is a red navigation bar with the company logo and name, and links for 'Reserve a Unit', 'Our Locations', and 'Refund Policy'. Below this is a grey navigation bar with links for 'Home', 'Sizes Available', 'Pay Online', 'Weekly Specials', 'College Students', and 'Auctions'. The main content area features a photograph of a long row of white storage units with a dirt path between them. A black box with white text reads 'AIR CONDITIONED UNITS'. To the right of the photo is a vertical navigation menu with numbers 1, 2, and 3, where 3 is highlighted in red. Below the photo is a white box with a black border containing the following text:

Current Rates

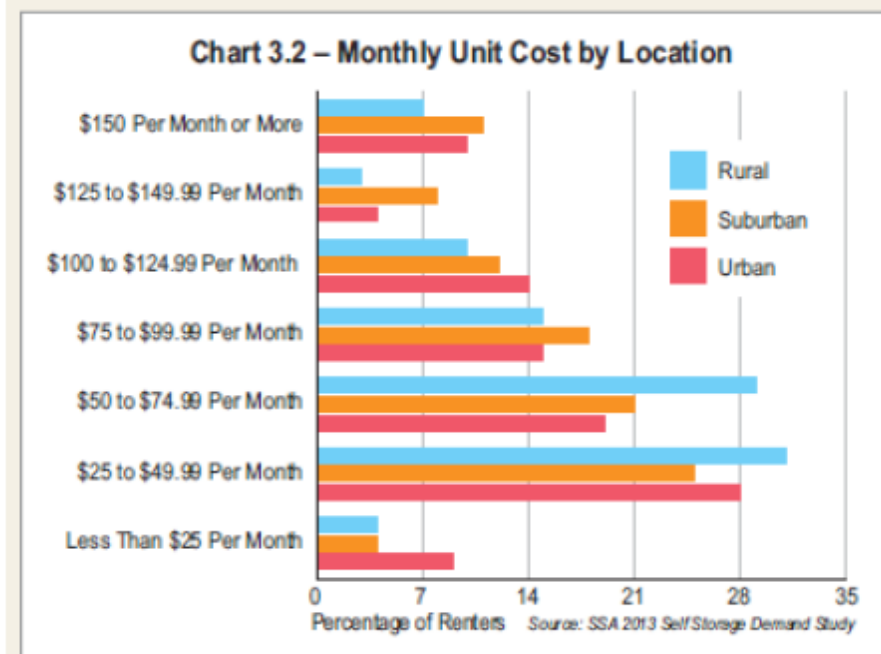
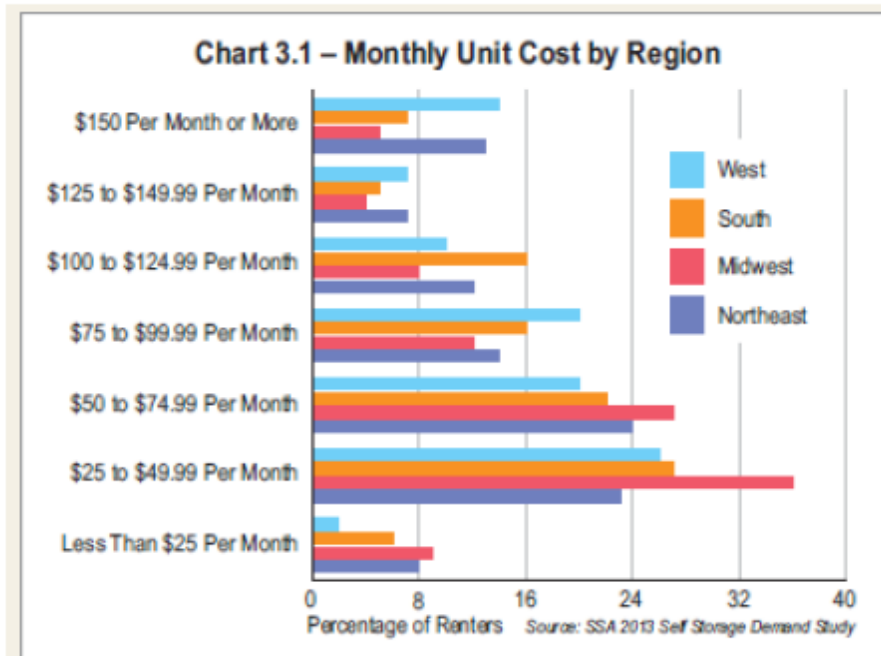
- 5x5 - \$25
- 5x15 - \$40
- 10x15 - \$60
- 10x30 - \$115

To the right of the rates is a red search bar with the text 'SEARCH OUR SITE' and a search icon. Below the search bar is a grey box with the Stor-It Mini Warehouses logo.

MARKET ANALYSIS

Self Storage Statistics according to the Self Storage Almanac 2015

I subscribe to the Self Storage Almanac. It is an industry leader in market data for the self storage industry. The charts below show both the average monthly unit cost by region as well as location. On the next page, average national rental rates by size are shown for both non-climate controlled units and climate controlled units.



MARKET ANALYSIS

Self Storage Statistics according to the Self Storage Almanac 2015

Year	5 x 5	Change in Rent	5 x 10	Change in Rent	10 x 10	Change in Rent	10 x 15	Change in Rent	10 x 20	Change in Rent
2011 Q4	\$49.80	*	\$68.94	*	\$108.71	*	\$142.40	*	\$171.37	*
2012 Q1	\$50.12	0.6%	\$69.54	0.9%	\$109.35	0.6%	\$143.03	0.4%	\$172.33	0.6%
2012 Q2	\$50.75	1.3%	\$70.35	1.2%	\$110.59	1.1%	\$144.73	1.2%	\$174.29	1.1%
2012 Q3	\$51.06	0.6%	\$71.00	0.9%	\$111.87	1.2%	\$145.97	0.9%	\$175.48	0.7%
2012 Q4	\$51.03	-0.1%	\$70.93	-0.1%	\$111.92	0.0%	\$146.12	0.1%	\$176.28	0.5%
2013 Q1	\$51.43	0.8%	\$71.39	0.6%	\$112.51	0.5%	\$146.62	0.3%	\$177.32	0.6%
2013 Q2	\$51.97	1.0%	\$72.12	1.0%	\$113.60	1.0%	\$147.57	0.6%	\$179.84	1.4%
2013 Q3	\$52.24	0.5%	\$72.77	0.9%	\$114.82	1.1%	\$148.72	0.8%	\$181.11	0.7%
2013 Q4	\$51.81	-0.8%	\$72.11	-0.9%	\$113.88	-0.8%	\$147.62	-0.7%	\$179.86	-0.7%
2014 Q1	\$52.45	1.2%	\$73.18	1.5%	\$115.63	1.5%	\$149.99	1.6%	\$182.41	1.4%
2014 Q2	\$53.94	2.8%	\$75.21	2.8%	\$118.85	2.8%	\$153.72	2.5%	\$187.01	2.5%

* Data Not Available

Source: © 2014 RBS, INC.

Year	5 x 5	Change in Rent	5 x 10	Change in Rent	10 x 10	Change in Rent	10 x 15	Change in Rent	10 x 20	Change in Rent
2011 Q4	\$61.81	*	\$87.80	*	\$138.73	*	\$182.78	*	\$226.94	*
2012 Q1	\$62.13	0.5%	\$88.44	0.7%	\$139.30	0.4%	\$183.00	0.1%	\$227.84	0.4%
2012 Q2	\$62.91	1.3%	\$89.77	1.5%	\$140.92	1.2%	\$185.10	1.1%	\$230.09	1.0%
2012 Q3	\$63.32	0.7%	\$90.40	0.7%	\$142.16	0.9%	\$186.66	0.8%	\$231.96	0.8%
2012 Q4	\$63.15	-0.3%	\$90.24	-0.2%	\$142.24	0.1%	\$187.17	0.3%	\$232.30	0.1%
2013 Q1	\$63.44	0.5%	\$90.56	0.4%	\$142.89	0.5%	\$188.62	0.8%	\$234.33	0.9%
2013 Q2	\$64.39	1.5%	\$91.87	1.4%	\$144.79	1.3%	\$190.54	1.0%	\$235.86	0.7%
2013 Q3	\$64.59	0.3%	\$92.50	0.7%	\$146.28	1.0%	\$191.50	0.5%	\$237.13	0.5%
2013 Q4	\$63.61	-1.5%	\$91.34	-1.3%	\$144.66	-1.1%	\$189.82	-0.9%	\$235.18	-0.8%
2014 Q1	\$64.18	0.9%	\$92.52	1.3%	\$146.94	1.6%	\$193.01	1.7%	\$239.09	1.7%
2014 Q2	\$66.18	3.1%	\$95.46	3.2%	\$151.55	3.1%	\$198.66	2.9%	\$245.94	2.9%

* Data Not Available

Source: © 2014 RBS, INC.

HIGHEST AND BEST USE

As Though Vacant: In the L-I zoning, improving the vacant site with a metal light industrial income producing property would be maximally productive.

As Improved: The current improvement meets the criteria for the ideal improvement.

Conclusion: With a lack of new construction which has depressed vacant land sales, the current improvement is definitely worth more than the land as though vacant. Therefore, believe the subject is currently in its highest and best use.

VALUATION - Sales Comparison Approach

	Subject	Comparable #1	Comparable #2	Comparable #3
Address	75 Park Ave, Lindale	3200 New Rosedale Rd	1866 Calhoun Rd	955 Curtis Pkwy
City, ST, Zip	Floyd County	Floyd County	Floyd County	Gordon County
Grantor		Storage One Inc.	Mary & Robert Dickson	Bank of the Ozarks
Grantee		Deborah Childress	PDSPDS, LLC	Curtis Pkwy Storage, LLC
Deed B&P		2407/219	2353/694	1915/330
Sale Date		5/30/2012	5/6/2013	10/17/2014
Sale Price		\$100,000	\$1,010,000	\$270,000
Price/Unit		\$3,125	\$2,693	\$1,627
Lot Size	1.44 +/- Acres			
Transactional				
Units	74			
Location				
Quality				
Access / Exposure				
Adjusted Value Estimate				
Overall Qualitative Ranking		Inferior	Inferior	Inferior
Ranking among the Comparables		2	3	4

	Subject	Comparable #4	Comparable #5
Address	75 Park Ave, Lindale	Stone Creek Pkwy	255 McCormick Rd
City, ST, Zip	Floyd County	Polk County	Bartow County
Grantor		State Mutual Ins. Co.	Euharlee Storage LLC
Grantee		Andrew Morgan	AI Storage LLC
Deed B&P		1477/111	2664/307
Sale Date		1/24/2013	12/30/2013
Sale Price		\$250,000	\$1,175,000
Price/Unit		\$2,976.19	\$4,501.92
Lot Size	1.44 +/- Acres		
Transactional			
Units	74		
Location			
Quality			
Access / Exposure			
Adjusted Value Estimate			
Overall Qualitative Ranking		Similar	Superior
Ranking among the Comparables		1	5

ABOUT THE COMPARABLES

Sales Approach

Sale #1



Address	3200 New Rosedale Rd
City, ST, Zip	Floyd County
Grantor	Storage One Inc.
Grantee	Deborah Childress
Deed B&P	2407/219
Sale Date	5/30/2012
Sale Price	\$100,000
Square Feet	32
Price/SF	\$3,125.00
Lot Size	5 +/- Acres

Sale #2



Address	1866 Calhoun Rd
City, ST, Zip	Floyd County
Grantor	Mary & Robert Dickson
Grantee	PDSPDS, LLC
Deed B&P	PDSPDS, LLC
Sale Date	5/6/2013
Sale Price	4/13/4665
Square Feet	375
Price/SF	\$2,693.33
Lot Size	5 +/- Acres

Sale #3



Address	955 Curtis Pkwy
City, ST, Zip	Gordon County
Grantor	Bank of the Ozarks
Grantee	Curtis Pkwy Storage, LLC
Deed B&P	1915/330
Sale Date	10/17/2014
Sale Price	\$270,000
Square Feet	166
Price/SF	\$1,626.51
Lot Size	2 +/- Acres

ABOUT THE COMPARABLES

Sales Approach

Sale #4



Address	Stone Creek Pkwy
City, ST, Zip	Polk County
Grantor	State Mutual Ins. Co.
Grantee	Andrew Morgan
Deed B&P	1477/111
Sale Date	1/24/2013
Sale Price	\$250,000
Square Feet	84
Price/SF	\$2,976.19
Lot Size	1.1 +/- Acres

Sale #5



Address	255 McCormick Rd
City, ST, Zip	Bartow County
Grantor	Euharlee Storage LLC
Grantee	AI Storage LLC
Deed B&P	2664/307
Sale Date	12/30/2013
Sale Price	\$1,175,000
Square Feet	261
Price/SF	\$4,501.92
Lot Size	7.4 +/- Acres

Analysis of Sales and Reconciliation

	Unadjusted	Adjusted	Weight	Factor
Sale 1	\$3,125	\$3,100	25%	\$775
Sale 2	\$2,693	\$2,800	20%	\$560
Sale 3	\$1,627	\$2,500	20%	\$500
Sale 4	\$2,976	\$3,100	30%	\$930
Sale 5	\$4,502	\$3,200	5%	\$160
Mean	\$2,985	\$2,940		\$2,925
Median	\$2,976	\$3,100		
Range Low	\$1,627	\$2,500		
Range High	\$4,502	\$3,200		
Standard Deviation	1030.82	288.10		
Coefficient of Variation	0.345	0.098		

In the sales grid, adjustments are applied to the comparable sale to compare the comparable sale to the subject. Upward adjustments are applied for features that the subject has that the comparable sale does not have. Downward adjustments are applied for features that the subject does not have that the comparable sale has. Based on the analysis, adjustments of \$100 per sq. ft. were applied for the subject's features. After adjustments, the subject is estimated to be worth \$2,925,000. The subject's estimated value is 15 to 20% above the subject's estimated value.

VALUATION - Income Approach

In the market analysis segment of this report, I showed four facilities rates and published data from the self storage almanac 2015. Based on this data, I am projecting market rents for the spaces that the subject holds as follows:

5 x 10	\$35 - \$45
10 x 10	\$50 - \$60
10 x 15	\$55 - \$65

Subject Data

The owner reported the following rents for the subject. He also reported 100% occupancy. On my inspection, this seemed to be the case. However, the data is not verified, so I am implementing the extraordinary assumption that the facility is 100% occupied at the following rents:

			Units	Income
5 x 10	\$45	x	22	\$990
10 x 10	\$55	x	13	\$715
10 x 15	\$60	x	39	\$2,340

Analysis of Leases and Estimation of Market Rent

Based on my research, I believe a monthly gross potential rent of \$4,000 reflects market rent and produces credible results. The subject is evaluated on a modified gross basis. In arriving at the \$4,000 per month estimate, adjustments are made to the comparables for size, location and condition. A 10% vacancy factor is used based on Gross Income. This estimate takes into account the subject's condition and location when compared to the overall market using CoStar data and the Self Storage Almanac 2015. Expenses include management and leasing calculated at 6% of EGI. Real estate taxes are based on the 2015 tax bill. Property insurance is based on a \$0.20 per sf premium and a \$200 allowance is also made for maintenance and repairs. This results in a Net Operating Income of \$34,094. The 78.9% NOI of EGI ratio is within expected parameters.

Pro-Forma

Monthly Gross Potential Income		4,000
Annual Gross Potential Income		\$48,000
Less Vacancy	<i>rounded</i>	10% \$4,800
Effective Gross Income		\$43,200
<u>Operating Expenses:</u>		
	Basis	
Management/Leasing	6% of EGI	(\$2,592)
Real Estate Taxes	Projected	(\$1,600)
Property Insurance	Projected	(\$1,650)
Allowance for Maintenance & Replacements	Projected	(\$2,400)
Miscellaneous	2% of EGI	(\$864)
Total Operating Expenses	21.1% of EGI	(\$9,106)
Net Operating Income	78.9% of EGI	\$34,094

Capitalization Rate

Realty Rates: 4.67% - 11.78% with avg of 10.43% Self Storage Almanac: 6%-8% nationally

VALUATION - Income Approach

Reconciliation

After applying the market rent estimate to the comparable sales and studying published data regarding cap rates, I believe a cap rate of 10% is reasonable and produces credible results. The 10% market value of the fee simple interest in the property is \$5,000,000. The 10% market value of the fee simple interest in the property is \$5,000,000.

VALUATION - Cost Approach

Replacement Cost

In estimating the replacement cost new for the subject, the following methods/data sources have been utilized (where available):

- * The calculator method has been employed, utilizing the Marshall Valuation Service (MVS) cost guide, published by Marshall and Swift, LLC.

Marshall Valuation Service

Direct Cost

MVS cost estimates include the following:

- 1) Average architect's and engineer's fees for plans, plan check, building permits and survey(s) to establish building line.
- 2) Normal interest in building funds during the period of construction plus a processing fee or service charge.
- 3) Materials, sales taxes on materials, and labor costs.
- 4) Normal site preparation including finish grading and excavation for foundation and backfill.
- 5) Utilities from structure to lot line figured for typical setback.
- 6) Contractor's overhead and profit, including job supervision, workman's compensation, fire and liability insurance, unemployment insurance, equipment, temporary facilities, security, etc.
- 7) Site improvements (included as lump sum additions).
- 8) Initial tenant improvement costs are included in MVS cost estimate. However, additional lease-up costs such as advertising, marketing and leasing commissions are not included.

Base building costs (direct costs) are adjusted to reflect the physical characteristics of the subject. Making these adjustments, including the appropriate local and current cost multipliers, the direct building cost is indicated.

Additions

Items not included in the direct building cost estimate include parking and walks, signage, landscaping and miscellaneous site improvements. The cost for these items is estimated separately using the segregated cost sections of the MVS cost guide. These costs are not included in estimating replacement insurable value.

Indirect Cost Items

Indirect costs include legal fees, taxes and surveys, etc. An estimate of 8% - 10% is expected.

Entrepreneurial Profit

There are two types of fees for build-to-suit project charged to the total direct and indirect costs. Fees range from 3.0 to 5.0% on a "for fee" basis (developer only managing the construction, developer does not own land or obtain construction financing) and from 7% to 10% for a build-to-suit (developer purchases site, obtains construction financing and manages the construction). The subject property represents a build-to-suit having been designed as an owner user facility, containing some specialized features. As such, an estimate of 8% would be considered reasonable.

VALUATION - Cost Approach

Replacement Cost

Land Cost

The [REDACTED] n
20 [REDACTED] e.

Marshall & Swift Grid

The grid below uses M&S cost data along with the subject data to estimate the value of the subject:

MARSHALL VALUATION SERVICE COST CONCLUSION	
MVS Sec/Page	
Building Component	
Quality / Building Class	
	M&S Square Foot Cost
	Gross Building Area
Base Cost	
Cost Multipliers	
Current Cost Multiplier	
Local Multiplier	
Direct Building Cost	
Indirect Building Cost	(projected at 10%)
Entrepreneurial Profit	(projected at 8%)
Depreciation	(projected at 2%)
Estimated Land Cost	
Replacement Cost New	
Estimated Insurable Value: I believe the insurable value based on my analysis using Marshall and Swift and performing a replacement cost estimate to be approximately:	

[REDACTED]

FINAL VALUE CONCLUSION

		Weighted Factor
Value indicated by the Sales Comparison Approach:		50%
Value indicated by the Income Approach:		25%
Value indicated by the Cost Approach:		25%

Market value is defined as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus". With this in mind, I have weighted the estimated values generated by our research and analysis. I believe the sales comparison approach produces more credible results so it receives more weight in the reconciliation process. Therefore, I am estimating the 'As-Is' market value of the subject as of August 27th, 2015 to be:

[REDACTED]

EXPOSURE TIME

12 Months or Less

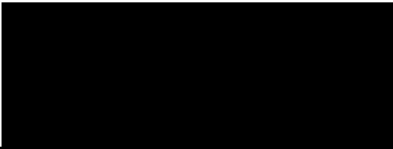
MARKETING TIME

12 Months or Less

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief,

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- 4) I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.
- 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 6) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 8) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Uniform Standards of Professional Appraisal Practice*.
- 9) My analyses, opinions and conclusions were developed and this appraisal report was prepared in conformity with the Georgia Real Estate Appraiser Classification and Regulations and the Rules and Regulations of the Georgia Real Estate Appraisers Board.
- 10) I have made a personal inspection of the property that is the subject of this report.
- 11) No one provided significant real property appraisal assistance to the person(s) signing this certification.


Gaines Dempsey /
GA Real Property Appraiser
License #350037

COMPETENCY OF APPRAISER

The Competency Rule of the Uniform Standards of Professional Appraisal Practice states that:

The appraiser must determine, prior to accepting an assignment, that he or she can perform the assignment competently. Competency requires:

1. The ability to properly identify the problem to be addressed: and
2. The knowledge and experience to complete the assignment competently: and
3. Recognition of, and compliance with, laws and regulations that apply to the appraiser or to the assignment.

If an appraiser determines he or she is not competent prior to accepting an assignment, the appraiser must:

1. Disclose the lack of knowledge and/or experience to the client before accepting the assignment;
2. Take all steps necessary or appropriate to complete the assignment competently; and
3. Describe the lack of knowledge and/or experience and the steps taken to complete the assignment competently in the report.

I have extensive experience in appraising a wide variety of property types including residential, commercial, industrial and special use propertis. Please reference the Qualifications of the Appraiser of this assignment provided in the Addenda of this report. I believe I meet the competency requirements to provide a credible appraisal of the subject property.

ASSUMPTIONS AND LIMITING CONDITIONS

- 1) The legal description used in this report is assumed to be correct.
- 2) No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.
- 3) Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. The appraiser is not an engineer and is not competent to judge matters of an engineering nature. The appraiser has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of the appraiser by ownership or management; the appraiser inspected less than 100% of the entire interior and exterior portions of the improvements; and the appraiser was not furnished any engineering studies by the owners or by the party requesting this appraisal. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. It is specifically assumed that any knowledgeable and prudent purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems. Structural problems and/or building system problems may not be visually detectable. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in this appraisal. Accordingly, if negative findings are reported by engineering consultants, the appraiser reserves the right to amend the appraisal conclusions reported herein.
- 4) Information and data furnished by others is usually assumed to be true, correct and reliable. When such information and data appears to be dubious and when it is critical to the appraisal, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed by the appraiser.
- 5) No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable.
- 6) It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover them.
- 7) All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.
- 8) It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.

ASSUMPTIONS AND LIMITING CONDITIONS

- 9) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined and considered in the appraisal report.
- 10) Any cash flows included in the analysis are forecasts of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. The appraiser does not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of the appraiser.
- 11) Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of the appraiser to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.
- 12) The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.
- 13) The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
- 14) The appraiser has no present or future interest in the property.
- 15) The fee for this appraisal is not in any manner contingent upon returning appraisal findings in any specified or implied amount or otherwise contingent upon anything else other than the delivery of this report.
- 16) The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made thereof.
- 17) Possession of the report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is stated as the intended user without the written consent of the appraiser, and in any event only with proper written qualifications and only in its entirety.

ASSUMPTIONS AND LIMITING CONDITIONS

- 18) Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing General Assumptions and General Limiting Conditions.
- 19) The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
- 20) The date of value to which any of the conclusions and opinions expressed in this report apply, is set forth in the Letter of Transmittal. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. This appraisal is based on market conditions existing as of the date of this appraisal. Under the terms of the engagement, I will have no obligation to revise this report to reflect events or conditions which occur subsequent to the date of the appraisal.

ABOUT THE APPRAISAL PROCESS

Data Sources

Source	In this Report	Description
Georgia MLS	Used for both sales comp and active listing searches	The Georgia MLS is a subscription service which supports real estate agents, brokers, appraisers and market participants. The service is fee based. The Georgia MLS has been serving the real estate community for over 40 years. It is the largest multiple listing service in the Southeast with a 100,000 + active listing inventory. It has over 2,700 member offices and a user-base of over 43,000 real estate professionals. The Georgia MLS currently has listings in 140 out of 159 Georgia counties. The Georgia MLS is a board-affiliated multiple listing service.
Co-Star	Used for market research and sales/lease comp searches	CoStar is a provider of information, analytics and marketing services to the commercial real estate industry. CoStar is the recognized leader for appraisal data collection. The Company's suite of online service offerings includes information about space available for lease, comparable sales information, tenant information, information about properties for sale, data integration and industry news. Its service offerings span all commercial property types, including office, industrial, retail, land, mixed-use, hospitality and multifamily.
Tax Records	Used to verify sales and subject data	County tax records and information are available online through GIS sites or Qpublic throughout Georgia.
Deed Records	Used to verify sales and subject data	Deed images and records are pulled from the Georgia Superior Court Clerks' Cooperative Authority's subscription website.
Data Base	Searched for sales and leases	As an appraiser, a database of comparable sales is kept for current sales as well as historical reasearch. This database is an ever evolving information source.
Site to Do Business	Used for demographic research	STDB is a market leader in commercial real estate demographics. STDB's platfor integrates online data into a dynamic GIS mapping environment. STDB provides commercial real estate professionals the reliable and singular source for real estate analytical tools such as demographic data, business information, thematic mapping, lifestyle data and high quality aerial imagery.
Realty Rates	Used in the income approach	The RealtyRates.com™ quarterly Investor Survey includes national mortgage terms and interest rates, equity requirements, cap and discount rates, reserve requirements, and interim financing rates and terms for 32 income producing property types, plus financial indicators, historical cap rate trend data, and land lease cap and discount rates, likewise by property type.
Marshall & Swift	Cost Data	Marshall & Swift data has become the industry benchmark for preliminary budget feasibility and design alternative/life-cycle costing; energy audits; estimating and bidding for new construction or partial loss and damage repair; evaluations for lending, assessing, insurance and rate-setting purposes; real estate listing and market comparable tools; sinking funds and reserve estimates and for the valuation of special purpose properties.

Key Real Estate Definitions

MARKET VALUE

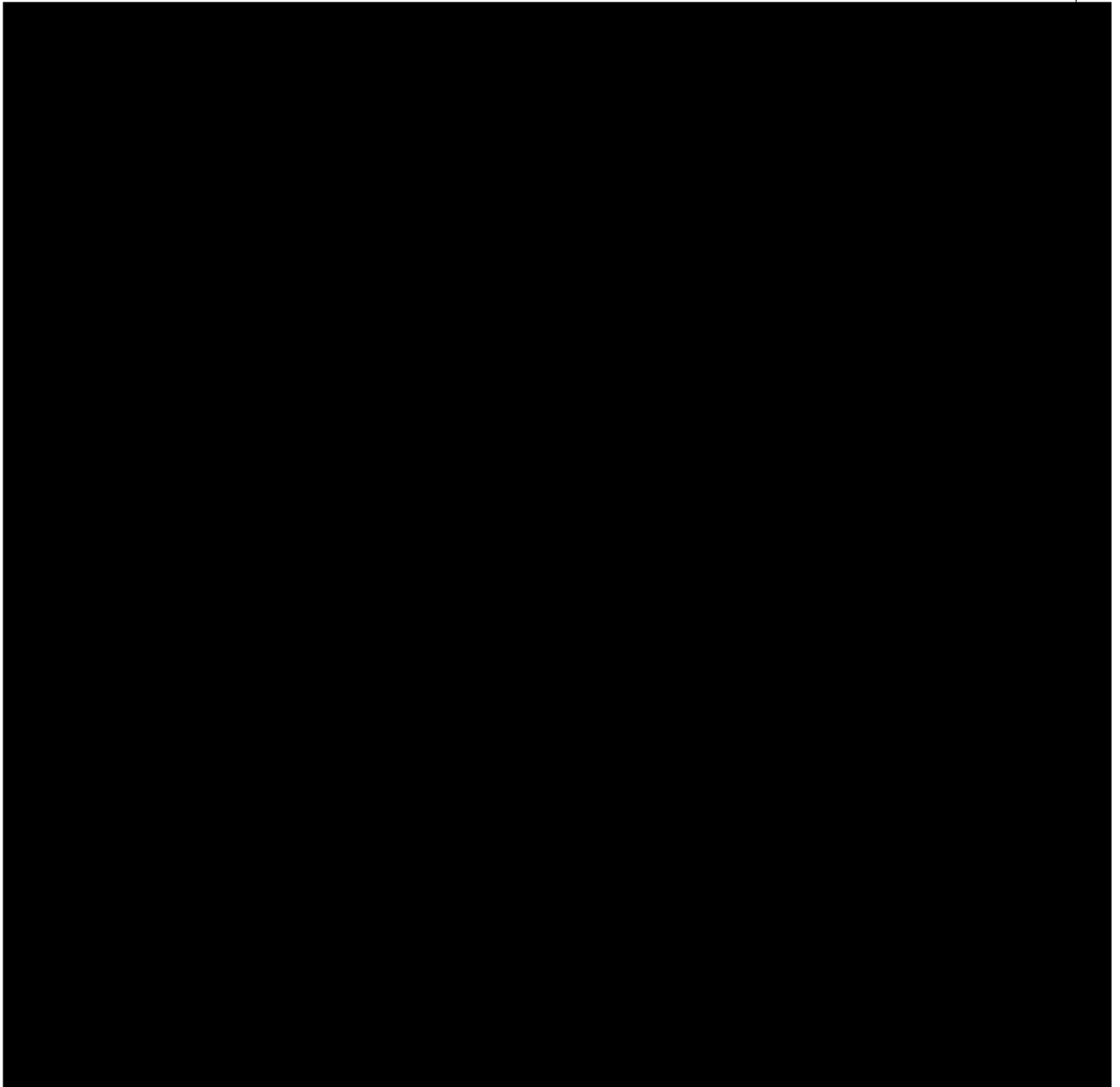
Market value is one of the central concepts of the appraisal practice. Market value is differentiated from other types of value in that it is created by the collective patterns of the market. Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as a specified date and the passing of title from seller to buyer under conditions whereby: 1) A reasonable time is allowed for exposure in the open market; 2) Both parties are well informed or well advised, and acting in what they consider their own best interests; 3) Buyer and seller are typically motivated; 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

FEE SIMPLE

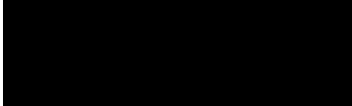
Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

ADDENDA

Engagement Letter



the addenda of your report in its entirety.

	8/27/2015	License or Certificate # GA350037
	Date	Expiration Date: 02/29/2016

QUALIFICATIONS OF APPRAISER

Christopher Gaines Dempsey
Georgia Certified General Appraiser No. 350037



EDUCATION:

Darlington School, Rome, GA 1994

B.B.A. Degree in Real Estate, University of Georgia, 1998.

Appraisal Course Work:

15 Hours AI 2015 USPAP Course

Basic Appraisal Principles

Basic Appraisal Procedures

Residential Report Writing & Case Studies

Residential Market Analysis and Highest & Best Use

Residential Appraiser Site Valuation and Cost Approach

Residential Sales Comparison and Income Approaches

AI - Business Practices and Ethics

AI - Advanced Internet Search Strategies

AI - New Technology for Real Estate Appraisers

AI - Discounted Cash Flow Model

AI - Comparative Analysis

AI - General Appraiser Cost Approach and Site Evaluation

AI - General Appraiser Market Analysis and Highest & Best Use

AI - General Appraiser Sales Comparison Approach

AI - General Appraiser Report Writing and Case Studies

AI - General Appraiser Statistics, Modeling and Finance

AI - General Appraiser Income Approach I

AI - General Appraiser Income Approach II

PROFESSIONAL EXPERIENCE:

1998 – Present: Partner and Vice-President of Dempsey Auction Co.

- o I have personally handled over \$85 million in sales

- o 600+ transactions involving more than 15,000 acres, 100's of houses and many commercial properties

2012 Bass & Associates Appraisal - Hugh Bass, MAI - Carrollton, GA

2013-2015 Appraisal Associates of Rome - Harry Brock - Rome, GA

PROFESSIONAL ORGANIZATIONS:

President of the Georgia Auctioneer's Association 2014

Chairman of the Board of the Georgia Auctioneer's Association 2015

Affiliate of the Appraisal Institute

SOCIAL ORGANIZATIONS:

2015-2016 Vice President of the Floyd County Boys and Girls Club

2015- Coosa Country Club Board Member

Advisory Board Member of Floyd County Habitat for Humanity



**STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD**

CHRISTOPHER GAINES DEMPSEY

350037

IS AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF GEORGIA IN THE CAPACITY AS

**CERTIFIED GENERAL REAL PROPERTY
APPRAISER**

THE PRIVILEGE AND RESPONSIBILITIES HEREWITH ARE CONTINGENT UPON THE REQUISITE FEES AND ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

RONALD M. HECKMAN
JEANMARIE HOLMES
KEITH STONE

JEFF A. LAWSON
Vice Chairperson

11326575

DA