



PRESS RELEASE

MJ PARTNERS SELLS \$13.5 MILLION CHICAGO SELF STORAGE PORTFOLIO FOR JP MORGAN

For Immediate Release

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CHICAGO -- MJ Partners Real Estate Services announces the sale of a four-property portfolio of self storage facilities located throughout Chicago and Cicero, Illinois on behalf of JP Morgan Asset Management. The portfolio consists of approximately 321,000 square feet of rentable storage space and 2,285 storage units. The portfolio was purchased by Strategic Capital Holdings, a public non-traded REIT specializing in self-storage based in Ladera Ranch, California. The sale price was \$13.5 million.

The portfolio featured overall occupancy of 76% at time of sale. Two of the self storage properties are located in Chicago at 1000 E. 95th Street and 2244 S. Western Avenue; and two properties in Cicero, Illinois at 5701 W. Ogden Avenue and 5525 W. Roosevelt Road. The properties were previously managed by Lake Forest, Illinois-based Metro Self Storage, and will be re-branded under the name SmartStop Self Storage.

MJ Partners principals Marc Boorstein and Jeff Jacobson represented both parties in the transaction.

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