

THE SELF STORAGE EXPERTS
146 E. Carrillo St. Santa Barbara, CA. 93101

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New Project Under Contract

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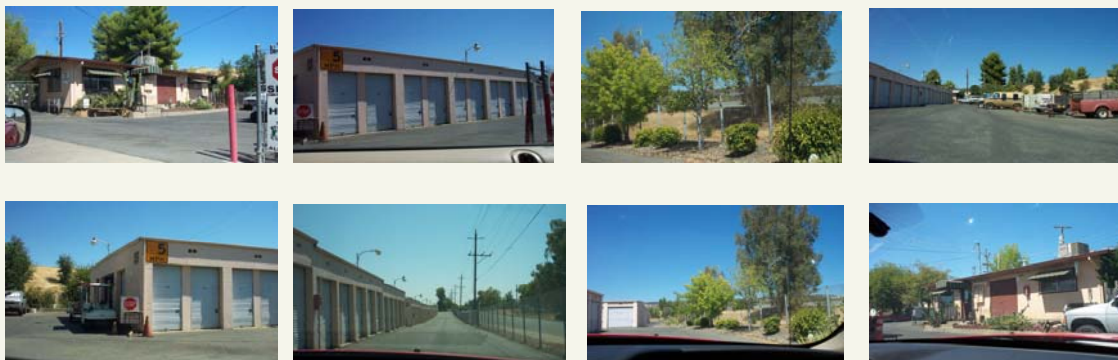
American Self Storage has just entered escrow to purchase a 57,000 rentable sq. ft. facility in the Northern California community of Oroville. Located about 1 1/2 hours north of Sacramento and 1/2 hour from our project in Marysville, the project fronts on Hwy 70 just across from a new Home Depot. Following our value investing strategy the facility is being acquired for \$2,900,000 or approximately 30% below its replacement cost of \$3.6M. Our plan is to bring the project up to modern standards and install new bi-lingual management from our facility in Stockton CA

American Self Storage



Rents are under market and will be raised as units are reconfigured. As is true of many older facilities too many units are not sized to meet market demands for larger units. If rents can be brought to market in the next three to four years (at rates we are already getting in Marysville) value could reach \$4M. Priority return is 7%. Units are \$50,000 (\$25,000 for first time investors). 1031 tax deferred exchanges as tenants-in-common are welcome. Contact Dennis A. Peterson at (805) 963-5945 or peterston@impulse.net.

(This is not an offer to sell securities that can only be made by the prospective.)



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What's Available for Purchase:

Visit American Self Storage
on the web at:
www.americanselfstorage.biz

Primary Business Address
D.A. Peterson Ent. Inc.
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Santa Barbara, CA.
93101

Phone: 805-963-5945
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	Sq. ft.	Price	Down
1) Las Vegas	62,200 K	\$3.5 M	\$1 M
2) Central California	37 K	\$1.550 M	\$500 K
3) Turlock, CA.	80 K	\$4.25 M	\$1.3 M
4) Wash, Ut.	100 K	\$6.5 M	\$2 M
5) Henderson, N.V.	130 K	\$9.8 M	\$3.5M
6) Maricopa, AZ.	68,500 K	\$6.7 M	\$2 M
7) Grass Valley, CA.	42 K	\$3.350 M	\$1 M
8) Reno, N.V.	93 K	\$6.5 M	\$2.1 M

All or part. 1031's o.k.

Real Estate Wealth Management



Featured Manager of the Quarter January 2008



Hello, from Red Bluff, California. My name is Laura Kuper. I am the resident manager at American Self Storage. I was born in San Francisco, California, in 1962. I moved to St. Louis, Mo., where I grew up. I met my wonderful husband, Harry Kuper Jr. in Mo. We have been married 28 years. We have four grown and wonderful children, three girls and one boy (Amy is 27, Tony is 26, Kelly is 22 and Harry III is 20). We have seven amazing grandchildren and have lived in Red Bluff for twenty years.



Laura Kuper
Red Bluff, CA.

I have been employed with the Laurel Company /American Self Storage since March, 2007. This has been a new and very exciting experience for me. I have a wonderful assistant (also Laura), who keeps me organized. I enjoy working with our customers and meeting their needs. I am thankful for a great district manager (Director of Operations)-Karen DeMoss. I also appreciate Dennis and Darren's confidence in my abilities to work in our newest acquired facility. I absolutely love my job. My assistant and I look forward to a very busy new year and to meeting other associates within the organization.

