

JK Investment Properties Inc. Track Record as of September 2008

Investment Grp / Properties SOLD	Type of Property	Years Owned	Property Size	Purchase Price	Sale Price	ROI /yr		
JK Sierra Hills Properties, LLC								
Sierra Hills Mobile Home Park	Mobile Home Park	2003 - 2005	46 spaces	\$1,610,000	\$2,400,000	29%		
Ann Rd JK Investment, LLC								
StorageOne @ Ann Road	Self Storage	2004 - 2007	76,510 net sq ft	\$4,500,000	\$7,325,000	14.2%		
Annie Oakley								
StorageOne @ Annie Oakley	Self Storage	2005 - 2008	54,605 net sq ft	\$3,500,000	\$4,850,000	26%		
Grand Ave JK Investment, LLC								
StorageOne @ Grand Avenue	Self Storage	2004 - 2007	69,150 net sq ft	\$3,650,000	\$4,350,000	1.5%		
Rancho Mini Storage Partners, LLC								
StorageOne @ Rancho	Self Storage	2005 - 2007	80,000 net sq ft	\$6,100,000	\$7,425,000	12%		
Allen Rd JK Investment, LLC								
Land for Mixed Use Development	Land	2006 - 2008	110,000 net sq ft	\$1,500,000	n/a**	n/a		
Investment Grp / Property	Type of Property	Years Owned	Property Size	Purchase Price	Current Value	Annual Project Cash Flow	Annual Investor Cash Flow*	
JK Capri Properties								
Capri Mobile Home Park	Mobile Home Park	2003- Present	100 spaces	\$3,450,000	\$6,500,00	12%	10%	
JK Tenaya Properties								
StorageOne @ Tenaya	Self Storage	2003- Present	59,231 net sq ft	\$3,900,000	\$7,200,000	12%	10%	
JK Self Storage Investment Fund I, LLC								
StorageOne@ Durango	Self Storage	2003 - Present	71,725 net sq ft	\$4,100,000	\$8,500,00	10%	8%	
StorageOne@ Regena	Self Storage	2003 - Present	74,450 net sq ft	\$3,900,000	\$9,600,000	12%	10%	
Aliante Mini Storage Partners, LLC								
StorageOne @ Aliante	Self Storage	2004 - Present	88,725 net sq ft	\$4,000,000	\$8,800,000	in fill up	no investors co. owned	
Various Tenants In Common								
Sunrise Mini Storage	Self Storage	2005 - Present	79,080 net sq ft	\$3,100,000	\$6,440,000	13%	10%	
Panama & Stine JK Investment, LLC								
StorageOne @ Panama	Self Storage	2005 - Present	79,700 net sq ft	\$4,675,000	\$6,500,000	in fill up	in fill up	
NVGB Investors I, LLC								
Global Box Self Storage - Arganda	Self Storage	2006 - Present	75,000 net sq ft	\$8,000,000	\$9,000,000	in fill up	in fill up	
Global Box Self Storage - Mostoles	Self Storage	2005 - Present	65,000 net sq ft	\$8,000,000	\$9,000,000	in fill up	in fill up	
Global Box Self Storage - Parla	Self Storage	2007 - Present	55,000 net sq ft	\$5,500,000	\$6,000,000	in fill up	in fill up	
Corona Canyon JK Investment, LLC								
StorageOne @ Temescal Canyon	Self Storage	2006 - Present	80,000 net sq ft	\$4,850,000		under development	under development	
Range Vista JK Investment, LLC								
Range Vista Medical Building	Medical Office Bldg + 1 acre land	2007 - Present	27,145 net sq ft	\$5,250,000	\$5,250,000	9%	7%	
Washington St JK Investment, LLC								
Medical Office Bldg + 55K sq' land	Medical Office Building	2007 - Present	25,940 net sq ft	\$11,800,000	\$11,800,000	purchased Aug 07'	4+% Proj.	
Holiday Manor JK, LLC								
Mobile Home Park	Mobile Home Park	2008-Present	115 spaces	\$5,820,000	\$5,820,000	purchased Jul y'08	3.6%	

**JKIP's interst sold to partner

*Split profits between investors and managers which averages 75/25