



For Immediate Release

August 18, 2008- Matthews (Charlotte), NC- Morningstar Properties, LLC, in its joint venture with Harrison Street Real Estate Capital LLC (HSRE), announces that it has acquired two self storage properties in Virginia. These acquisitions increased the portfolio to 25 self storage facilities acquired and/or developed by Morningstar and Harrison Street since the venture was formed in 2007.

The newly acquired facilities, operated under the trade name, Morningstar Mini Storage, include one in Norfolk near Old Dominion University and one in Virginia Beach, near the Little Creek Amphibious Base. Together they total 170,000 rentable square feet and 1,440 units.

Phyllis McArthur, Executive Vice President of Morningstar said, “We are pleased to add these properties to our portfolio. Both facilities are best in class- state of the art, multi story fully climate controlled - and well located in strong growth markets. They represent our self storage entree into Virginia, where we recently acquired our first Virginia marina- at Gwynn’s Island on the Chesapeake”

Morningstar, based in Charlotte, NC, has self storage facilities in North Carolina, South Carolina, Georgia, Texas (in its venture including 180 Development Services, LLC) and now Virginia. The company currently owns and operates eight marinas in the mid Atlantic and Southeast, operated as Morningstar Marinas.

About Morningstar Properties, LLC

Morningstar is a vertically integrated developer, builder, and operator of specialty real estate types across the Southeast. Since 1981 Morningstar has developed and operated almost 70 self-storage projects totaling almost six million square feet in area and is the premier developer of modern, high-quality storage properties in the Carolinas.. The company has a diversified portfolio, also owning and managing a number of marinas in the Southeast, has won numerous awards, and is consistently recognized as an industry innovator. See more about Morningstar at www.mstarproperties.com.

About Harrison Street Real Estate Capital

HSRE's model is to provide equity capital at the property level to developers and operators in the healthcare, education and storage sectors of the real estate market. These sectors principally include self-storage, marinas, student housing, senior housing / assisted living, medical office/healthcare and related parking. Harrison’s inaugural fund closed in May, 2007, and has invested and committed equity to over \$700 M in projects. The second fund was closed in July 2008, at approximately \$430 million in equity with buying power of more than 1.7 billion. For more information, visit www.harrisonst.com.

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