

Press release for National/Trade media

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HARRISON STREET | *Real Estate Capital*

**MORNINGSTAR MINI-STORAGE NAMED RENOVATION WINNER
IN 2010 SELF-STORAGE FACILITY OF THE YEAR AWARDS**

CHARLOTTE, N.C., December 13, 2010 -- Morningstar Mini-Storage of Summerville, S.C., has been named the 2010 Self-Storage Facility of the Year Renovation Winner. The facility is owned by HSRE-MSTAR I, LLC, a joint venture of Morningstar Properties and Harrison Street Real Estate Capital.

Morningstar Properties acquired the Summerville property in the spring of 2007, and in year two undertook a significant redevelopment of the project. The small office/climate controlled building was demolished and a new \$2.3 million state-of-the-art, heated and cooled steel structure was constructed in its place.

The new structure expands and replaces the prior storage and office building and contains 245 storage units in 27,600 rentable square feet. The new two story self-storage and retail office building features a large elevator and a loading dock, and is located at 2046 North Main Street, Summerville, SC. The facility is located on South Carolina Highway 17 Alternate, 25 miles west of downtown Charleston, SC.

The annual Self-Storage Facility of the Year awards are sponsored by *Mini-Storage Messenger*, the leading international self-storage trade magazine published by MiniCo Insurance Agency, LLC. Winners were named in six categories.

A full-length article profiling Morningstar Mini-Storage is featured in the December 2010 issue of *Mini-Storage Messenger*. Visit www.ministoragemessenger.com to learn more about the winning facilities.

About Morningstar Properties, LLC

Morningstar is a vertically integrated developer, builder and operator of specialty real estate across the Southeast. Since its 1981 founding in Matthews, N.C., Morningstar has developed and operated over 100 self-storage projects totaling almost nine million square feet in area and is the premier developer of modern, high-quality storage properties in the Southeast. The company currently owns or operates 48 self-storage facilities totaling over 2.5 million square feet and 10 marinas in the mid-Atlantic and Southeast. Morningstar has won numerous awards for its high-quality storage facilities, and is consistently recognized as an industry innovator. See more about Morningstar at www.mstarproperties.com, www.morningstarstorage.com and www.morningstarmarinas.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. Harrison Street on behalf of Harrison Street Real Estate Partners I, LP and Harrison Street Real Estate Partners II, LP has acquired or is in the process of developing 182 properties worth greater than \$2.1 billion. As of October 2010, HSRE has acquired or has under development throughout 26 states in the U.S. in excess of 4,000 senior housing units, 60,900 storage units, 15,000 student housing beds, 2,800 dry and wet boat storage and 855,000 SF of medical office space. For more information, visit www.harrisonst.com.

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