



Talonvest Capital Fuels Expansion Of Its Self Storage Lending Platform

Jim Davies joins firm as a Principal

Costa Mesa, CA – January 12, 2011 - Focused on growing its ability to provide financing to self-storage owners throughout the United States, Talonvest Capital, Inc. is pleased to announce that Jim Davies has joined the firm as a Principal. Mr. Davies, one of the nation's leading self storage finance experts with over 28 years experience as a direct lender and structured finance advisor, has successfully closed approximately \$3.5 billion of debt, equity and investment sales on self-storage properties. His primary responsibilities at Talonvest include developing and managing client relationships with self-storage and commercial real estate owners, providing them with loans and capital advisory services respectively. Mr. Davies joins Talonvest from Belgravia Capital where he was a Managing Director. Along with Eric Snyder, a principal of Talonvest, Jim previously co-founded Buchanan Storage Capital, a leading provider of capital to the self-storage industry.

"Self-storage clients of Talonvest will be the big beneficiaries of Jim joining the team" remarked Tom Sherlock, one of the principals of Talonvest Capital. "He brings a wealth of financing experience, client service and industry leadership to every relationship". In addition to his duties as an executive in the self-storage finance industry, Davies is the founder and organizer of the annual Self Storage Owners Summit. He and his fellow California Self Storage Association board members will be hosting the seventh annual Summit on July 21st this year at the Balboa Bay Club in Newport Beach, CA.

About Talonvest

Talonvest Capital, Inc is a commercial real estate firm that structures equity and debt on a third party basis for experienced real estate owners and operators throughout the US. In addition, the firm recently launched a non-recourse, fixed rate loan program for self-storage owners nationwide.