



CONFIDENTIAL OFFERING MEMORANDUM FOR ACCREDITED INVESTORS
IRON GATE SELF STORAGE FUND I LLC
A STATE OF TEXAS LIMITED LIABILITY COMPANY

THE OFFERING:
\$25,000,000, 8% CUMULATIVE PREFERRED UNITS,
5 - 7 YEARS, MINIMUM INVESTMENT: \$25,000

FOR BROKER-DEALERS AND ACCREDITED INVESTORS ONLY

THIS MATERIAL IS DESIGNED FOR MARKETING PURPOSES ONLY. It does not constitute an offer to sell nor a solicitation of an offer to buy any security. Such offers can be made only by the confidential Private Placement Memorandum (the "Memorandum"). Please be aware that this marketing material cannot and does not replace the Memorandum. It is qualified in its entirety by the Memorandum. The Memorandum is the document that you must read and rely on in its entirety in order to make an investment decision. THIS INVESTMENT INVOLVES VARIOUS DEGREES OF RISKS. Those risks involve various degrees of risk, including but not limited to the speculative market and financing risks associated with fluctuations in the real estate and self storage market. The risks listed in this marketing material are not the only risks. Please read the "Risk Factors" section of the Memorandum. The materials and information contained herein are Investment Objectives of the Company. There is no guarantee that these objectives will be met. Projections and statements made are based on preliminary analysis. The pictures and images used in this brochure are for illustration only and not a depiction of actual properties in this fund.



THE COMPANY

Iron Gate Self Storage Fund I LLC is a Texas limited liability company formed for the principal purpose of acquiring self storage facilities that provide the potential to generate income or appreciation through value-added opportunities for the Company. **Iron Gate Equity Group LLC (the Company)** is a leading commercial real estate acquisition and syndication company specializing in the self storage industry. The Company is based in San Antonio, Texas.

Iron Gate Equity Group locates and acquires self storage facilities that have consistently provided annual returns to their investors in a safe and secure, asset-backed, investment. As part of the fund, In 2009, Iron Gate Equity Group successfully completed three acquisitions of self storage facilities in Texas with plans to expand in the South and Southeastern states.

CO-FOUNDERS

Mark T. Torok, Esq., CEO and General Counsel, earned his Bachelor of Arts – Economics degree with honors, then his Juris Doctor degree practicing law since 1983. Mr. Torok has extensive legal and securities experience having been counsel to Erie Indemnity Company when it became a publicly traded company registered with the SEC and listed on NASDAQ. He was counsel to Argonaut Group where he designed the corporate compliance program under Sarbanes-Oxley and oversaw the SEC and insurance regulatory filings for the Group. Mr. Torok is the founder of The Torok Law firm, a firm representing real estate investors for asset protection and real estate matters. He is a co-founder of Iron Gate Equity Group.



Daniel F. Ebert, President and COO, has a Bachelor of Science degree in Electrical Engineering and a Master of Business Administration (MBA) degree. Mr. Ebert held responsible management positions for Fortune 500 companies such as Texas Power & Light, Frito-Lay, Honeywell and Maytag. After several years of successful private real estate transactions, Mr. Ebert pursued commercial real estate investing and in 2008, also became a co-founder of Iron Gate Equity Group LLC. He is on his way toward a CCIM designation.

Both founders are well-seasoned professionals who guide their business practices with the highest of integrity and respect for their investors. Their sincere guidance and motto is: ***"We Put the Investors First!"***



THE MANAGEMENT

Iron Gate Equity Group LLC works closely with their property management team, **Watson & Taylor Management Company**, who manages all of the Iron Gate Equity properties. Watson & Taylor Management Co. is privately held and based in Dallas, Texas. They own and/or manage over 40 self storage properties across the southern and southeastern U.S. George Watson and Tracy Taylor founded their business over 30 years ago and remain well known and respected in the self storage industry. They have been active in the national and Texas Self Storage Associations for many years. Mr. Taylor is the incoming President of the national Self Storage Association.

Watson & Taylor Management Inc. will be providing significant services and property management skills and experience to the Company, including property management skills, due diligence, introductions to lenders, accounting and auditing skills, and overall supervision of the Projects. For more information, please review their website at: www.watsonstaylor.com.

- There was a 65% increase in self storage usage in the last 12 years
- The self storage industry has been the fastest growing sector of the U.S. commercial real estate industry over the last 30 years
- Primary self storage facility gross revenues for 2007 were approximately \$20.1 billion
- The total market capitalization of the entire U.S. self storage industry is well in excess of \$220 billion
- There are some 27,850 small business entrepreneurs (91% of all self storage companies) who own and operate just one primary self storage facility
- The top 5 self storage companies, including the 4 public companies, own and operate some 4,550 self storage facilities, or 8.8% of all primary facilities

Source: Self Storage Association, a national trade association

IRON GATE SELF STORAGE FUND I LLC

Limited Liability Units	Price to Investors	Selling Commissions and Expenses	Proceeds to Company
Per Investment Unit:	\$1,000 Per Unit	\$105	\$895
Minimum Offering Amount:	\$500,000	\$52,500	\$447,500
Maximum Offering Amount:	\$25,000,000	\$2,625,000	\$22,375,000

INVESTMENT OBJECTIVES

The overall investment objective of the Company is to provide its Members with direct investment in multi-unit self storage facilities with anticipated income from operations, expansion of the facilities, and equity growth over a period of approximately seven (7) years.

The principal objectives of the Company will be to:

- Provide cash for distribution to Members
- Return Members' contributed capital
- Provide the Members the opportunity to take part in the real estate ownership process
- Provide investment security for Members
- Allow Members minimal involvement in management, and
- Provide Members with limited liability for their investment.

FOR ACCREDITED INVESTORS ONLY

While the Company Manager anticipates achieving these investment objectives in the time frame referenced, it is possible that the time frame may be longer than anticipated and an Investor should be financially capable of having their money invested in the Company for an indefinite time period.

To find more specific information on Accredited Investors, please visit the SEC's official website:
<http://www.sec.gov/answers/accred.htm>

HOLD PERIOD: 5 - 7 Years

PREFERRED INVESTOR RETURN

8% cumulative preferred return on proforma numbers with an anticipated return in excess of 14% per year over the anticipated 5 - 7 year hold period of the investment.

DISTRIBUTIONS OF CASH

Cash from Operations and Disposition shall be distributed in the following order of priority:

1. First, to the Members until they have received an amount equal to an eight percent (8.0%) per annum cumulative, non-compounded return (the "8% Preferred Return") on such Member's Net Capital Contribution, which distributions among the Members shall be in proportion to their relative accrued amounts of 8% Preferred Return;
2. Then, 80% to the Members, 10% to the Company Manager, and 10% to WT Iron Gate (an affiliate of Property Manager) until the Members have received an amount equal to a twelve percent (12.0%) per annum return (the "12% Return") on their respective Net Capital Contributions for the calendar year in which the distribution is made (inclusive of the 8% Preferred Return made with respect to such year), which distributions among the Members shall be in proportion to their relative accrued amounts of 12% Returns;
3. Then, 70% to the Members as a return of capital, 15% to the Company Manager, and 15% to WT Iron Gate until the Members have received an amount equal to a fourteen percent (14.0%) per annum return (the "14% Return") on their respective Net Capital Contributions for the calendar year in which the distribution is made (inclusive of all other distributions received by the Members as of that date), which distributions among the Members shall be in proportion to their relative accrued amounts of 14% Returns;
4. Then, 60% to the Members as a return of capital, 20% to the Company Manager, and 20% to WT Iron Gate until the Members have received an amount equal to a return of their remaining Net Capital Contributions, which distributions among the Members shall be in proportion to in proportion to their relative number of Units; and
5. Thereafter, 60% to the Members in proportion to their relative number of Units, 20% to the Company Manager, and 20% to WT Iron Gate.

THERE CAN BE NO ASSURANCE THAT ANY OF THESE OBJECTIVES WILL BE ACHIEVED.
You should read the Private Placement Memorandum in its entirety before making an investment decision.

REQUEST A PRIVATE PLACEMENT MEMORANDUM

This document is an overview of the offering. In order to participate in this offering, you must request a Private Placement Memorandum from Iron Gate Equity Group LLC.



THE INTERESTS OFFERED IN THE PRIVATE PLACEMENT MEMORANDUM HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, NOR QUALIFIED UNDER APPLICABLE SECURITIES LAWS IN RELIANCE ON EXCEPTIONS THEREFROM.

THESE INTERESTS ARE TO BE ACQUIRED FOR INVESTMENT PURPOSES ONLY AND NOT WITH A VIEW TO DISTRIBUTION OR RESALE AND MAY NOT BE SOLD, MORTGAGED, PLEDGED, HYPOTHICATED OR OTHERWISE TRANSFERRED WITHOUT AN EFFECTIVE REGISTRATION STATEMENT FOR SUCH INTERESTS UNDER THE SECURITIES ACT OF 1933 AND THE REGULATIONS PROMULGATED PURSUANT THERETO (UNLESS EXEMPT THEREFROM) AND COMPLIANCE WITH ANY APPLICABLE STATE SECURITIES LAWS AND REGULATIONS.