



#### PROPERTY DETAILS

Address:	1117 Bowman Rd., Mt. Pleasant, SC
Year Built:	1989
Total Units:	380
Net Rentable:	38,110 sq. ft.
Acres:	3.54

#### PROPERTY OVERVIEW

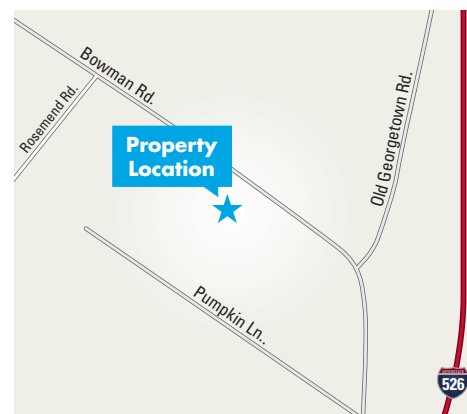
The property is an existing self-storage facility comprised of 38,110 ± square feet of rentable area in 380 self-storage units, built on a 3.54 acre parcel of land and located at 1117 Bowman Road, Mt. Pleasant, Charleston County, South Carolina. Most units have exterior (drive-up) access. Project amenities include surveillance cameras, individual locks, climate control units, keypad entry, commercial deliveries and on site management. The project contains a leasing office and specialty storage for RV, boat and vehicle storage.

#### LOCATION

The property is located in Charleston County, within the greater Mount Pleasant area. Property uses in the subject area are primarily single family residential to the south and industrial to the north and east. Commercial uses are located on the north and south sides of Johnnie Dodds

Boulevard (Highway 17). Mount Pleasant is a large affluent suburban town in the county. Mt. Pleasant is included within the Charleston – North Charleston –Summerville metropolitan area and the Charleston-North Charleston urban area. It is the fifth largest municipality in South Carolina, and for several years it was one of the state's fastest growing areas, literally doubling in population size between 1990 and 2000. Mount Pleasant is included within the Charleston-North Charleston Urbanized Area and is the 3rd largest municipality in this metro area behind Charleston and North Charleston. Local area accessibility is generally good. The region is served by Interstate 26, which terminates in Charleston, and Interstate 95, which runs through Dorchester County in the western part of the region. The Ravenel Bridge, an eight lane highway that was completed in 2005, spans the Cooper River

and links the town of Mount Pleasant with the City of Charleston. At the foot of the Arthur Ravenel Bridge is Patriot's Point, a naval and maritime museum, home to the World War II aircraft carrier USS Yorktown, which is now a museum ship.



This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. Only the Prospectus makes such an offer. This literature must be read in conjunction with the Prospectus in order to fully understand all of the implications and risks of the offering of securities to which it relates. Please read the Prospectus in its entirety before investing for complete information and to learn more about the risks associated with this offering. Some of the more significant risks include the following: our limited operating history and "blind pool" nature of the offering; this is a "best efforts" offering and some or all of our shares may not be sold; absence of a public market for the shares and lack of liquidity; as of September 30, 2012, our accumulated deficit was approximately \$58 million, and we do not anticipate that our operations will be profitable in the near term; dependence on our advisor to select investments and conduct operations; payment of significant fees and expenses to our advisor and its affiliates, which will reduce cash available for investment and distribution; conflicts of interest among us and our advisor and its affiliates; we may borrow funds, issue new securities or sell assets to make distributions, some of which may constitute a return of capital, and we are not prohibited from undertaking such activities by our governing documents; because of our focus on self storage, adverse conditions in this industry would likely have a greater adverse impact on our rental revenues; our board of directors may change any of our investment objectives, including our focus on self storage; we may incur substantial debt; and we may fail to remain a REIT if we breach covenants under our loans with KeyBank National Association, we could be held in default under such loans, which could accelerate our repayment date. Future distribution declarations are at the sole discretion of our board of directors and are not guaranteed. Since our inception, our cumulative distributions have exceeded cumulative GAAP earnings. We cannot assure you that we will achieve any of our investment objectives. No offering is made to New York residents except by a Prospectus filed with the Department of Law of the State of New York. The Attorney General of the State of New York has not passed on or endorsed the merits of this offering. Shares offered through: Select Capital Corporation (Member FINRA and SIPC)