



#### PROPERTY DETAILS

Address:	1631 Joe Battle Blvd., El Paso, TX 79936
Year Built:	2001-2004
Total Units:	474
Net Rentable:	70,340 sq. ft.
Acres:	5.37

#### PROPERTY OVERVIEW

The Property is located at 1631 Joe Battle Boulevard, El Paso, El Paso County, Texas 79936, and is a 70,340± square feet self storage facility that was built in 2001-2004. There are 474 units in seven, one-story buildings as well as 52 RV/Boat parking spaces totaling 19,560± square feet. The property incorporates a leasing office, two-story apartment, climate controlled units, key pad entry and surveillance cameras.

#### LOCATION

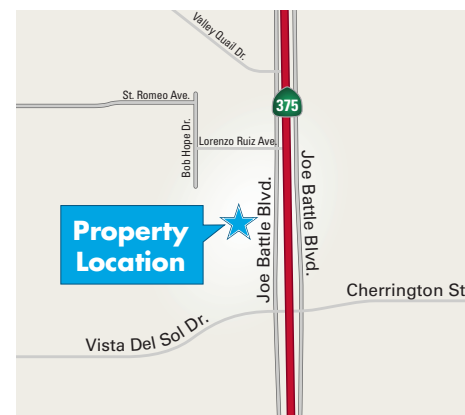
The property is located in the eastern section of the city of El Paso, Texas. The neighborhood is situated approximately twenty miles east of the El Paso Central Business District and ten miles southeast of the El Paso International Airport. Characterized by a variety of commercial/residential uses, the neighborhood is significantly influenced by Fort Bliss which is

located the east of the property. This military post represents the largest Air Defense Artillery Training Center in the world, and is home to four air defense artillery brigades, William Beaumont Army Hospital and the Army Sergeants Major Academy.

East El Paso is one of the three major growth corridors of El Paso, and accounts for approximately fifty percent of the city's growth. Some fifty percent of the land use within the neighborhood is single family residential and the majority of housing, including single family subdivisions to the north and east, accommodates middle class and upper class housing.

Throughout the neighborhood, transit links are good. The property is located approximately five miles north of I-10, which links El Paso to Las Cruces, New Mexico to the northwest and San Antonio to the southeast. Montana

Avenue, the property's northern boundary, is a secondary east/west thoroughfare. North/south access is provided by Lee Trevino Drive, George Dieter Drive and Joe battle Boulevard (Loop 375).



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 December 31, 2011, our accumulated deficit was approximately \$43 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)