



## PROPERTY DETAILS

Address:	2343 Savannah Hwy., Charleston, SC 29414
Year Built:	1992
Total Units:	374
Net Rentable:	42,765 sq. ft.
Acres:	2.31

## PROPERTY OVERVIEW

The property is an existing self-storage existing self-storage facility comprised of 42,765 ± square feet of rentable area in 374 self-storage units built on a 100,624-square foot parcel of land and located at 2343 Savannah Highway, Charleston, Charleston County, SC 29414. Built in 1992, the facility is generally in good condition and most units have exterior (drive-up) access. Project amenities include surveillance cameras, individual locks, climate control units, keypad entry and on site management. The project also contains an office and apartment for a resident manager as well as specialty storage such as RV storage.

## LOCATION

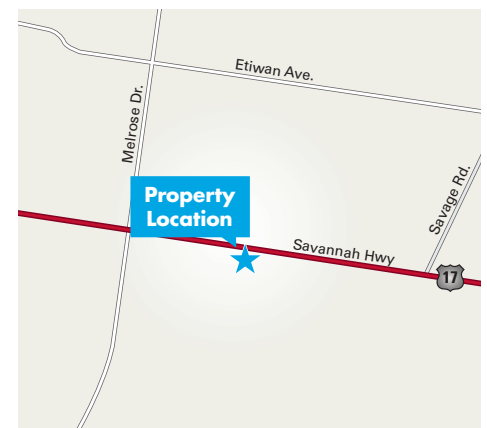
The immediate area around the property consists primarily of commercial development along primary thoroughfares, with residential uses located along secondary roads. Adjacent uses to the subject include: retail stores, office buildings, retail businesses, single family residential dwellings, and various commercial uses. Overall, the area immediately surrounding

the subject almost completely built-out. The trend towards residential and commercial development is projected to continue over the foreseeable future due to the availability of land for development and ongoing improvements in the state and county roads.

Located in the eastern portion of the state, Charleston contains a land area of 164.1± square miles. In addition, this municipality is bordered to the north by North Charleston, to the east by Mount Pleasant, to the south by James Island, and to the west by Limehouse Station. Local area accessibility is generally good, with the property being located along the south side of Savannah Highway. Savannah Highway connects Interstate 526 and Interstate 26 which provide regional access.

The Charleston Core-Based Statistical Area (Charleston CBSA), is situated in the central coastal region of South Carolina. The region is comprised of Charleston, Berkeley and Dorchester counties, and encompasses approximately 2,590 square miles. 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 area is approximately 95 miles southeast of Columbia, South Carolina and 100 miles northeast of Savannah, Georgia. In relation to major metropolitan areas, the Charleston CBSA is approximately 200 miles southeast of Charlotte, North Carolina and 230 miles northeast of Jacksonville, Florida.



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)