



PROPERTY DETAILS

Address:	5405 S Desert Blvd., El Paso, TX 79932
Year Built:	2000 – 2004
Total Units:	510
Net Rentable:	67,440 sq. ft.
Acres:	4.25

PROPERTY OVERVIEW

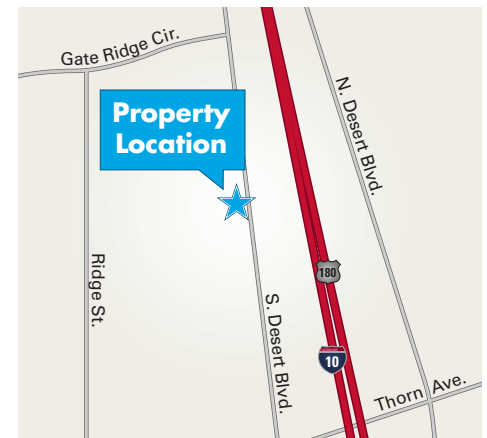
The property is an existing self-storage facility, located at 5405 S. Desert Boulevard, El Paso, Texas which consists of nine – one and two-story buildings. Built in 2000-2004, the property incorporates 510 self-storage units, leasing office, two-story apartment, climate controlled units, integrated panel for key pad entry, surveillance cameras, concrete and asphalt paving and mature landscaping.

LOCATION

This facility is located in the Western section of the city of El Paso, El Paso County, Texas. This neighborhood is characterized by a variety of commercial/retail and residential uses and is significantly influenced by Fort Bliss located east of the defined area. The neighborhood is situated approximately ten miles west of the El

Paso Central Business District and fifteen miles northwest of the El Paso International Airport. Transit links are good in the neighborhood, the property being located on the service road of the major north/south thoroughfare, I-10, linking El Paso to Las Cruces, New Mexico to the northwest and San Antonio to the southwest. The location is in an established area which includes a variety of property use, approximately half of which is single family residential. Located to the north, south, east and west of the property respectively are a Car Dealership, Enterprise Rent a Car/Middle School, I-10/vacant land and multi-family housing. Fort Bliss, which is located to the east, exerts a significant influence in the local area, covering more than 1.1 million acres, it 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.



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)