

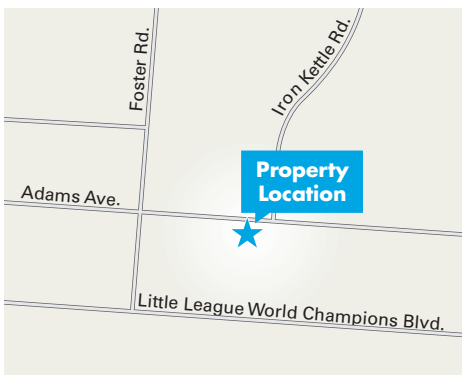


#### PROPERTY DETAILS

Address:	6047 Woodrow Bean Transmountain Dr., El Paso, TX 79924
Year Built:	2010
Total Units:	290
Net Rentable:	40,800 sq. ft.
Acres:	3.00

#### PROPERTY OVERVIEW

The property is an existing self-storage property with 40,800 square feet of rentable area. There are 290 storage units with 25 vehicle storage spaces. The property is situated on 3.0 acres in 2010. Amenities include video surveillance, drive-up access and uncovered RV, auto & boat parking.



#### LOCATION

The subject is located on the north side of Woodrow Bean between Cross Street and Bomarc Street in the northerly portion of El Paso. The subject street parallels Loop 375, a primary arterial highway through the northerly portion of El Paso. The loop provides access to the westerly portion of the city through Franklin Mountains State Park and south / easterly portion of the city.

El Paso County is part of the El Paso, TX Metropolitan Statistical Area, hereinafter called the El Paso MSA, as defined by the U.S. Office of Management and Budget. El Paso County is located in southwestern Texas, adjacent to the border of Mexico and

New Mexico. It is 1,013 square miles in size and has a population density of 754 persons per square mile.



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)