



**PROPERTY DETAILS**

Address:	9191 Dyer St., El Paso, TX 79924
Year Built:	1986
Total Units:	745
Net Rentable:	81,150 sq. ft.
Acres:	5.53

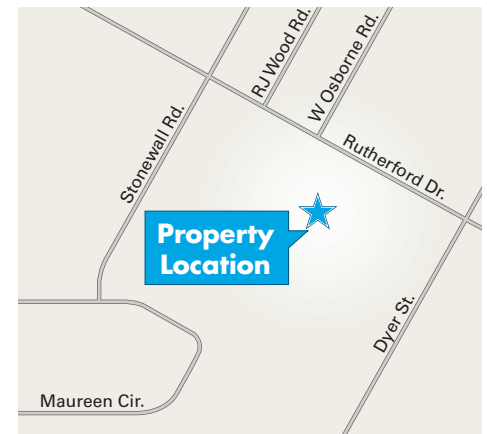
**PROPERTY OVERVIEW**

The property is an existing self-storage facility, located at 9191 Dyer Street, El Paso, Texas which consists of 712 self-storage units as well as 33 vehicle storage spaces, of which, 22 are covered. Built in 2000, the property consists of 16 single-story buildings with amenities that include a code-operated gate, manager's office, climate control and a security camera system.

**LOCATION**

The 9191 Dyer Street facility is located on the west side of Dyer Street, and north side of Rutherford Drive in El Paso, Texas. Dyer Street is a primary commercial thoroughfare. Access and exposure are primarily provided by Rutherford

Drive, a well-travelled residential collector street. The 54, Patriot, Freeway is located 0.75 miles west. The area is suburban/rural in character and approximately 50% developed. Dyer Street is a primary commercial thoroughfare in the city. Currently, there are newer residences to the north of the subject which is followed by Diana Drive, then vacant land. South of the subject are commercial uses followed by Hondo Pass Avenue and directly east of the subject are several small commercial uses. Single family neighborhoods are found east and west of Dyer Street.



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)