

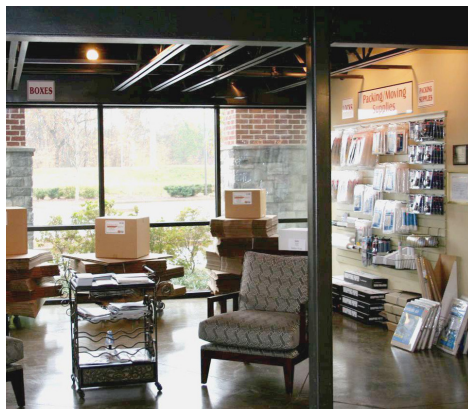


PROPERTY DETAILS

Address:	11640 Jones Bridge Road Alpharetta, Georgia
Year Built:	2003
Total Units:	672
RV / Boat / Auto Storage:	6
Net Rentable:	76,479 sq. ft.
Acres:	3.75

PROPERTY OVERVIEW

This property is a 672-unit self storage facility that sits on 3.75 acres and contains 76,479 rentable square feet of self storage space in a one and a three story building. It was constructed in 2002 and is located on a primary arterial road approximately 30 miles to the north of downtown Atlanta. The property is an example of the latest generation construction in self storage. The units are climate controlled, well secured, and include elevators.



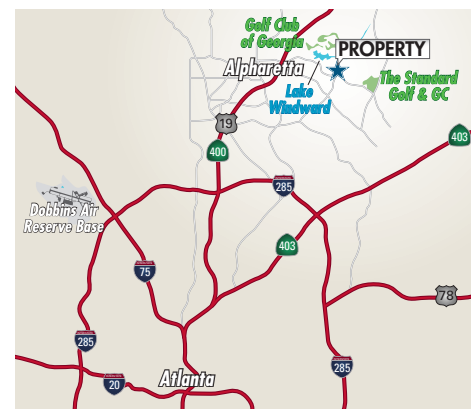
LOCATION

This property is located in an unincorporated area of Fulton County, Georgia approximately 3.2 miles east of GA 400, which is a major limited access highway that serves the popular North Atlanta suburbs. The neighborhood can be described as a high-income suburban market of north metropolitan Atlanta, and is characterized as a fast developing, commercial and residential market area appealing mostly to upper-middle and upper-class consumers and residents.

The demographics within a three mile radius of the property are above average with an average household income of \$144,868 (median \$126,286). The population estimate in 2008 was 75,263.

Regional access to the neighborhood is rated as average to good, however, many of the roads in the area are two-lane, which sometimes creates heavy congestion. The road capacity limitations are due to the rapid growth and popularity of this area and both create a favorable environment for self-storage demand.

Internationally known as a top business city and transportation hub, Atlanta has the nation's third largest concentration of Fortune 500 companies, and more than 75% of the Fortune 1000 companies have a presence in Metro Atlanta (only New York City and Houston have more Fortune 500 companies). Additionally, the region accounts for two-thirds of Georgia's economy and 72% of its job and population growth.



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)