



PROPERTY DETAILS

Address:	3155 W. Ann Rd. Las Vegas, Nevada
Year Built:	2005
Total Units:	700
Net Rentable:	94,000 sq. ft.
Acres:	3.2

PROPERTY OVERVIEW

Located at 3155 West Ann Road in Las Vegas, Nevada, this existing self storage facility is comprised of 700 climate controlled self storage units and 64 covered rentable parking units used for recreational vehicle and boat parking. The facility was built in 2005 and is situated on 3.2 acres and holds approximately 94,000 net rentable square feet. It contains state of the art security including multiple cameras, individually alarmed units and a keypad enabled gate. The property also has two passenger elevators.

LOCATION

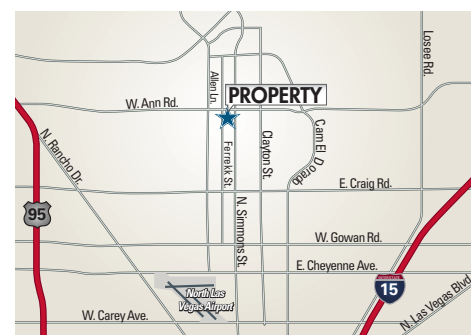
This asset is located in the Las Vegas MSA, which is home to Clark County, the largest of Nevada's 17 counties in terms of population with an estimated 2009 population of over 1.9 million residents. It is also one of the fastest growing counties in the nation. Las Vegas serves as the nation's gaming and entertainment capital. Given its demographic attributes, strong infrastructure, and relatively

low business costs, it also an alluring place to conduct business.

The Las Vegas region is home to three 2010 Fortune 500 companies: Harrah's Entertainment (264), MGM Mirage (360) and Las Vegas Sands (456). MGM Mirage and Harrah's are two of the world's leading companies with significant holdings in gaming, hospitality and entertainment. MGM Mirage is the largest employer in Las Vegas. Additionally, six other companies; NV Energy, Wynn Resorts, International Game Technology, Southwest Gas, Amerco and Boyd Gaming are all local Las Vegas businesses that fall within the Fortune 1,000.

This self storage property is located at the southwest corner of Ann Rd. and Simmons Rd., located at the rear of a shopping center. The property has the advantage of exceptional street visibility from being located adjacent to high traffic-generating retailers including Wal-Mart, Albertsons and Fitness 19. The

property also boasts tremendous traffic counts at an excess of 20,000 cars per day on Ann Rd. and 8,000 cars per day on Simmons St. The area is located just north of Las Vegas approximately four miles west of US 95 and approximately seven miles east of Interstate 15. The neighborhood is a suburban neighborhood with a relatively low percentage of renters has close proximity to employment centers in nearby downtown Las Vegas.



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)