



# TRAMORE POINTE PKWY, GEORGIA



## PROPERTY DETAILS

Address:	3720 Tramore Pointe Pkwy., Georgia 30106
Year Built:	2007
Total Units:	591
Net Rentable:	77,650 sq. ft.
Acres:	5.49

## PROPERTY OVERVIEW

The Tramore Pointe Parkway is located in Austell, which is on the western edge of the Atlanta MSA near the southern border of Cobb County. Austell encompasses 5.7 square miles and is approximately 17 miles northwest of downtown Atlanta.

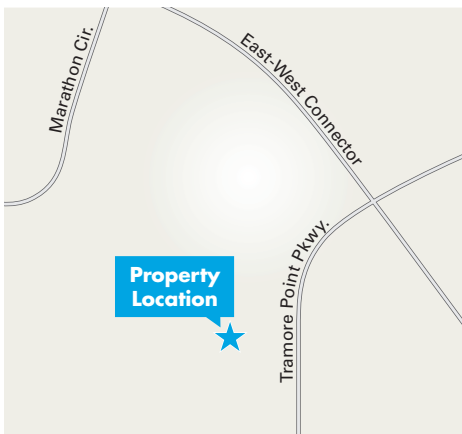
## LOCATION

The surrounding area consists of primarily residential and commercial land uses. Residential land uses largely consist of single-family homes and duplexes. Tramore Pointe Parkway offers commercial uses, and East-West Connector SW offers commercial uses and residential dwellings in the surrounding area.

The Atlanta - Sandy Springs - Marietta Metropolitan Statistical Area (Atlanta MSA) is the ninth largest region in the United States, consisting of 28 counties in northwest Georgia. The City of Atlanta is the largest incorporated area within the MSA encompassing most of Fulton County and a portion extending into neighboring DeKalb County. Atlanta is the state capital and the most populous city in the state of Georgia. Atlanta's urban core is one

of the fastest growing metropolitan areas in the country. Atlanta has the country's third largest concentration of Fortune 500 companies and seventy-five percent of Fortune 1000 companies have a presence in the metropolitan area.

Atlanta's core strengths and assets include rapid population growth, superb logistics infrastructure, business friendly environment, world-class airport, tourism amenities and higher education infrastructure. Additionally, Atlanta's location offers businesses direct access to over 170 U.S. cities and 80 destinations around the world.



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)