


**PROPERTY DETAILS**

Address:	1742 Pass Road Biloxi, Mississippi
Year Built:	1978, expanded 1992
Total Units:	596
RV / Boat / Auto Storage:	16
Net Rentable:	66,600 sq. ft.
Acres:	5.9

**PROPERTY OVERVIEW**

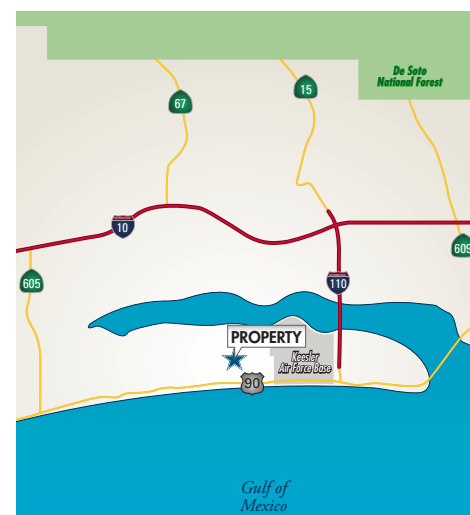
This property is a 596-unit self storage facility that sits on 5.9 acres and contains approximately 66,600 square feet of rentable self storage space in twelve single-story buildings with a manager's apartment on site. The property includes a mix of climate controlled and non climate controlled units, including 16 uncovered RV, boat and car storage spaces. It is situated on a primary transportation artery for the area on the west side of Interstate 110, south of Interstate 10.


**LOCATION**

The property is located on a major artery of Biloxi with good visibility that has high traffic counts and is surrounded by residential developments. Little additional land is available for new development. The property is situated near commercial properties, senior living, an RV Park and retail businesses.

The Biloxi area is home to a large number of military and federal installations including Keesler Air Force Base, which boasts the largest training center and the second largest medical center in the U.S. Air Force. In 2006, it had a total economic impact of nearly \$1.3 billion. In March 2007, Keesler initiated the largest military family housing project in Air Force history, with a budget of \$287.8 million. The project involves construction of 1,028 new homes. In addition, Biloxi is located in close proximity to more than 20 other federal installations and aerospace/shipbuilding opportunities, including the state's largest

single employer, Northrop Grumman-Ingalls Shipbuilding, and NASA's John C. Stennis Space Center. Mississippi is also home to more than one quarter of the nation's total super-computing capacity.



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)