



PROPERTY DETAILS

Address:	3357 Breckinridge Blvd. Duluth, Georgia 30096
Year Built:	2007
Total Units:	619
Net Rentable:	81,075 sq. ft.
Acres:	5.4

PROPERTY OVERVIEW

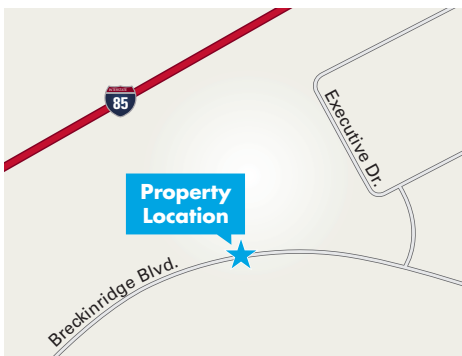
The Breckinridge Boulevard property consists of 619 units in a single three-story building. The facility was built in 2007 and features 81,075 net rentable square feet. Amenities include surveillance cameras, individual locks, climate-controlled interior and drive-up exterior units, keypad entry, vehicle storage spaces, and on-site management.

LOCATION

The property is located along the northwest side of Breckinridge Boulevard, less than 1/2-mile northeast of the Breckinridge Boulevard and Pleasant Hill Road interchange in the Duluth area of northeastern metro Atlanta. This location is less than 1/2-mile east of the I-85 and Pleasant Hill Road interchange, less than 1/3-mile south of Gwinnett Place Mall, and about 20 miles northeast of downtown Atlanta.

The property's local area is composed of a combination of commercial and light industrial improvements along primary roadways, and residential development along secondary roads. Adjacent uses to the facility include Interstate 85 followed by hotels to the north/northwest; vacant, wooded land to the northeast; a power line easement followed by multi-tenant, light industrial improvements to the southwest; and Breckinridge Road to the southeast.

The Breckinridge Boulevard property is located in a growing area of the northeastern Atlanta metro area known as Duluth. Population and housing have been increasing in the subject neighborhood (three-mile radius) since at least 2000, and this trend is projected to continue for the foreseeable future. The majority of homes in the area are newer, with approximately 63% having been built since 1990.



The primary local roadways in the area include Buford Highway (U.S. Highway 23), Peachtree Industrial Boulevard, Peachtree Parkway/Medlock Bridge Road, Duluth Highway, Pleasant Hill Road, Satellite Boulevard and Steve Reynolds Boulevard. Regionally, Interstate 85 provides access to the property's neighborhood with the nearest access point being less than 1/2-mile west of the subject at the I-85 and Pleasant Hill Road interchange.

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)