



PROPERTY DETAILS

Address:	4257 Buford Drive Buford, Georgia
Year Built:	2002
Total Units:	520
Net Rentable:	68,900 sq. ft.
Acres:	4.9

PROPERTY OVERVIEW

This self storage facility is located in Gwinnett County, in the city of Buford, Georgia. Built in 2002, the facility contains approximately 520 units and 68,900 square feet of rentable space which sits on approximately 4.9 acres. There are also 17 spaces which are reserved for special use such as RV parking. The property includes surveillance cameras, individual locks, climate control units, keypad entry and on-site management. There is also an office and apartment for the resident manager.

LOCATION

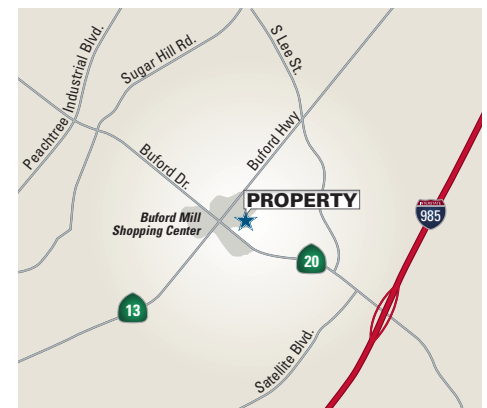
The Atlanta-Sandy Springs-Marietta Metropolitan Statistical Area (Atlanta MSA) is the ninth largest region in the United States, with Atlanta being the largest incorporated city. Atlanta is the state capital of Georgia and its urban core continues to be one of the fastest growing metropolitan areas in the United States, it is also the most populous city in Georgia. Atlanta provides many great characteristics which support a healthy economy. Its core strengths and assets include rapid

population growth, superb logistics infrastructure, business friendly environment, world class airport, tourism amenities and higher education infrastructure.

Atlanta is home to four Global 500 companies, nine Fortune 500 companies and twenty four Fortune 1000 companies. Atlanta ranks fourth in the number of Fortune 500 companies headquartered within it's city boundaries, behind New York, Houston, Dallas and Chicago. The Home Depot (29), UPS (43), Coca Cola (72) are among those companies headquartered in metro Atlanta. Also, several major national and international companies are headquartered in Atlanta and its nearby suburbs.

The property is located in the City of Buford, Georgia, which is located in the northern portion of Gwinnett County. This area is bounded on the north by Gainesville and Lake Lanier, the west by Sugar Hill and Alpharetta, and the south by Johns Creek and Lawrenceville. The immediate area surrounding the facility is a moderately newer area

of commercial development along Buford Drive. The property is located in close proximity of many numerous commercial uses such as the Mall of Georgia Chrysler Dodge Jeep dealership, Village Square shopping centers, Holiday Inn Express, and Taco Bell. The local neighborhood also contains residential development along with the commercial developments, and the neighborhood is considered 85% to 90% developed.



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)