



PROPERTY DETAILS

Address:	99 2nd Avenue Collegeville, Pennsylvania
Year Built:	1996
Total Units:	540
Net Rentable:	58,400 sq. ft.
Acres:	3.9

PROPERTY OVERVIEW

This self storage facility is located at 99 2nd Avenue in Collegeville, Pennsylvania. Built in 1996, the property consists of 58,400 square feet of rentable space and 540 units. The storage facility is spread out on approximately 3.9 acres which provides most of the units with drive-up access. The Amenities include surveillance cameras, individual locks, climate control units, keypad entry and on site management. There is also an office and an apartment for the resident manager.

LOCATION

Collegeville is located within the Philadelphia Metropolitan Statistical Area (the MSA). The Philadelphia Metropolitan Statistical Area (the MSA) is the nation's fifth-largest metropolitan region with a current population of nearly 6.0 million, and is centrally located within the nation's northeast corridor. The MSA is comprised of the Philadelphia Metropolitan Division, Wilmington Metropolitan, and the Camden Metropolitan Division. Philadelphia's employment base is considered diversified,

despite a concentration in education and health services, but also shares a strong professional and business services sector.

The Philadelphia metropolitan area continues to be a headquarters center, with twelve Fortune 500 corporations headquartered in the region, and five in the city of Philadelphia alone. These companies span a variety of industries, illustrating the diversity of Philadelphia's economy. Philadelphia is relatively well-educated, with 28.1 percent of its population having a Bachelor's degree or better. This well-educated population has long been a draw for high-tech and research-based industries which offer high-paying jobs.

The Collegeville property is situated along 2nd Avenue behind the Collegeville Shopping Center. Though the property is not visible from 2nd Avenue, Charles Street provides access to the property. It is also utilized by shoppers going to the mall, so signs are posted along 2nd Ave. and Charles Street. Collegeville is bounded to the north by Skippack Township,

on the west by Royersford, on the east by the Evansburg, and on the south by Eagleville and Phoenixville. Philadelphia International Airport is located approximately 25 miles southeast of the subject property. Due to the availability of land for development and ongoing improvements in the state and county roads, the trend towards residential and commercial development is projected to continue over the foreseeable future.



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)