



PROPERTY DETAILS

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| Address: | 220 Winecoff School Rd., Concord, NC 28027 |
| Year Built: | 2001 |
| Total Units: | 530 |
| Net Rentable: | 56,200 sq. ft. |
| Acres: | 8.08 |

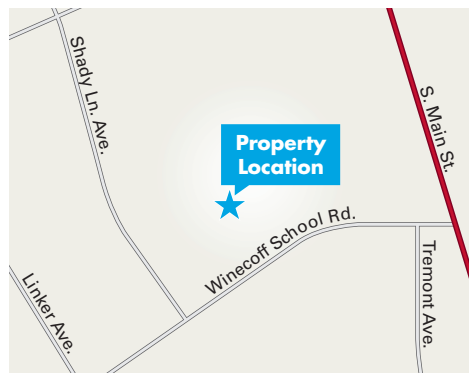
PROPERTY OVERVIEW

The Concord property is located at 220 Winecoff School Road in Concord and contains approximately 56,200 rentable square feet with 530 units on approximately 8.08 acres. Built in 2001, the site consists of eight single-story buildings with amenities that include code-operated 24-hour access, a manager's office, climate control and video surveillance.

LOCATION

The property is located in the northwest quadrant of Winecoff School Road and US-26A (Kannapolis Highway) in Northwest Concord. The subject has good visibility from Winecoff School Road which is a connector road between South Main Street and the Davidson Highway. The street crosses under I-85 and is used extensively by local traffic. The areas to the north and east of the property are commercial use, the south being Community Service uses including Winecoff Elementary, Spectrum Sales and Winecoff Family Practice. The area west of the property is vacant land. Concord, North Carolina is a suburb located in the northeastern Charlotte/Gastonia/Rock Hill MSA. The subject area is influenced by Charlotte/Gastonia/Rock Hill MSA, which is the major urban center of North Carolina. Charlotte is the largest city in North Carolina and the center of the

nation's fifth largest urban region. Located in the southwest Piedmont region of North Carolina, the Charlotte/Gastonia/Rock Hill MSA and its real estate climate prosper from the surrounding wealth of social, economic, governmental and environmental forces generated by the exceptional standard of living established by the area's citizens and businesses. The city of Charlotte, along with the cities of Gastonia approximately 20 miles west, the city of Rock Hill approximately 20 miles south, and a number of suburban communities, including Concord, serve to form the Greater Charlotte Metropolitan Area.



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)