



#### PROPERTY DETAILS

Address:	1975 W Northwest Hwy., Dallas, TX 75220
Year Built:	1986
Total Units:	471
Net Rentable:	61,450 sq. ft.
Acres:	6.97

#### PROPERTY OVERVIEW

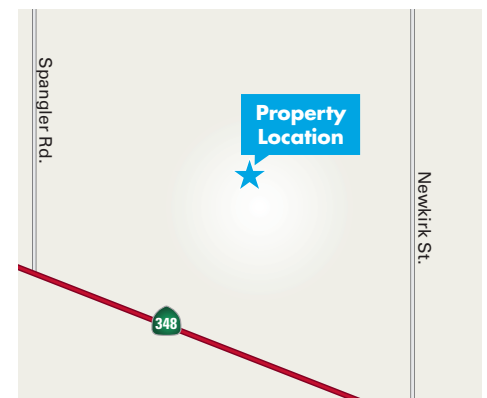
The property is an existing self-storage property built in 1986 with a net rentable area of 61,450 square feet and located at 1975 W. Northwest Highway, Dallas County, Dallas, Texas. This facility contains 471 self-storage units and 189 vehicle-storage spaces, of which, 39 are canopy covered. There is one single-story concrete tilt-up building, three steel framed vehicle canopies, one rental office, and one modular home used as a manager's residence on the site. Amenities include motion sensor lighting, security camera system and coded security gate.

#### LOCATION

The subject is located in the City of Dallas, specifically on the north side of Northwest Highway between Newkirk Street and Spangler Road. The site sits behind another fronting use, which limits its visibility. The subject street, Northwest Highway, is a primary arterial. Exposure is limited to only signage along Northwest Highway.

The area is suburban in character and approximately 70% developed. Land uses immediately surrounding the subject are predominantly industrial and commercial. Adjacent north of the subject are several industrial properties followed by vacant land. South of the subject is a service station followed by Northwest Highway, then more industrial uses. The areas along Northwest Highway to the east and west are a mix of commercial

and industrial uses. Adjacent west is a Sam's Club, which is a primary shopping location for the local neighborhood. Small restaurants and service stations are mixed with industrial uses along Northwest Highway.



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)