



PROPERTY DETAILS

Address:	3401 S. State Road 7 Davie, Florida
Year Built:	1988
Total Units:	1040
Net Rentable:	122,700 sq. ft.
Acres:	8.40

PROPERTY OVERVIEW

Located at 3401 South State Road 7 in Davie, Florida, this site contains approximately 122,700 rentable square feet of storage space in more than 1000 units. The units are a mixture of climate controlled and non-climate controlled spaces. The property consists of 13 single-story buildings, a two-story residential apartment and a manager's office on 8.4 acres.



LOCATION

Davie, Florida is approximately 5 miles southwest of downtown Ft. Lauderdale and 19 miles north of Miami. The property lies on a major north-south thoroughfare which provides convenient access and visibility to more than 200,000 cars per day. The site is 2.5 miles to the west of Ft. Lauderdale-Hollywood International Airport (FLL).

Davie is located in the greater Ft. Lauderdale area in Broward County - the 2nd most populous county in Florida. Fort Lauderdale is among the fastest growing metropolitan areas in the nation, but has limited land available for new development. The area offers one of the most desirable climates in the United States and has a wide variety of recreational opportunities and cultural amenities. It boasts 300 days of sunshine annually, a year-round average

temperature of 77 degrees and more than 23 miles of beaches.



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)