



PROPERTY DETAILS

Address:	1120 South Las Vegas Blvd. South Las Vegas, Nevada
Year Built:	1996
Total Units:	540
Net Rentable:	81,600 sq. ft.
Acres:	1.7

PROPERTY OVERVIEW

The property is located in downtown Las Vegas and is about one mile south of central Las Vegas. The facility consists of two three-story buildings which house 540 units and 81,600 net rentable square feet all which sit on about 1.7 acres. Constructed in 1996 this property features numerous amenities such as surveillance cameras, individual locks, climate control, keypad entry and a retail rental office.

LOCATION

This asset is located in the Las Vegas MSA, which consists solely of Clark County, which, in terms of population, is the largest of Nevada's 17 counties, with an estimated 2009 population of over 1.9 million residents. It is also one of the fastest growing, most populous cities in the nation. Las Vegas serves as the nation's gaming and entertainment capital. Given its demographic attributes, strong infrastructure, and relatively low business costs, it also lures as a place to conduct business. Las Vegas has been one of the USA's fastest growing for years

and has consistently maintained the highest new job growth in United States.

The Las Vegas region is home to three 2010 Fortune 500 companies: Harrah's Entertainment (264) and MGM Mirage (360), and Las Vegas Sands (456). MGM Mirage and Harrah's are two of the world's leading companies with significant holdings in gaming, hospitality and entertainment. MGM Mirage is the largest employer in Las Vegas. Additionally, six other companies; NV Energy, Wynn Resorts, International Game Technology, Southwest Gas, Amerco, and Boyd Gaming are all local Las Vegas businesses that fall within the Fortune 1,000.

The downtown property is located at the west side of South Las Vegas Boulevard about a mile south of central Las Vegas. The subject has quick access to Interstate 515 via Las Vegas Boulevard meanwhile Interstate 15 can be reached via East Charleston Boulevard which

is located about half a mile from the property. This property's location also provides close proximity to employment centers in downtown Las Vegas. The surrounding area is a mixture of high rises, condominiums, retail and offices while to the north is a gas station and a vacant lot, and just south is a retail and office strip. The area located across Las Vegas Boulevard is predominantly retail with some single family homes behind which provides great location for the property.



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)