



#### PROPERTY DETAILS

Address:	4548 Dufferin Street, Toronto, ON, Canada
Year Built:	1965 (converted to self storage in 2008)
Total Units:	1060
Net Rentable:	110,000 sq. ft.
Acres:	4.7

#### PROPERTY OVERVIEW

Located in Toronto, Canada, this two-story property is a state-of-the-art facility with 110,000 square feet of net rentable space and 1,060 self storage units. It is situated along Dufferin Street, a primary north/south thoroughfare in the City of Toronto. The facility features climate-controlled interior units, drive-in loading bays, two conveniently located elevators, wide aisles, lighting sensors, 18 rentable parking spots and a large retail office. The HVAC system is completely new as of 2009. Security features include 24/7 digital surveillance, video monitors, digital keypad access, and emergency phones throughout the property.

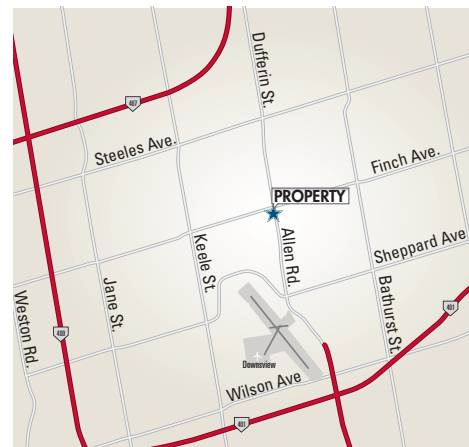
#### LOCATION

As the third largest financial center in North America, Toronto is an international center for commerce, research and innovation, and is a thriving gateway to the world's most lucrative markets. Toronto is located on the north shore

of Lake Ontario and is within a 1.5-hour flight from New York, Philadelphia, Hartford, Boston and Chicago. The City of Toronto is at the core of the Greater Toronto Area (GTA). With a population over 5 million, the GTA is Canada's largest consumer market. The GTA is also Canada's manufacturing heartland.

The property is located near the southwest corner of Dufferin Street and Finch Avenue at the crossroads of the affluent Downsview/York University Heights/Bathurst Manor neighborhoods of Toronto, collectively known as North York. The area is home to York University, the third largest university in Canada with over 50,000 full and part-time students. It boasts a mix of high-rise office and apartment buildings, big box retail and industrial businesses. Dufferin is located in a strong retail corridor. The area immediately surrounding the property consists of a large number of middle to upper-middle class mid-rise multi-family projects, a target market for self storage. The facility also

benefits from its proximity to the Steeles Avenue commercial corridor to the north that features a Home Depot and Supercentre at the Dufferin Street and Steeles Avenue intersection. The Toronto/Downsview Airport is located one mile south of the facility.



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)