



PROPERTY DETAILS

Address:	1990 NW Federal Hwy., Stuart, FL 34994
Year Built:	2002
Total Units:	370
Net Rentable:	51,500 sq. ft.
Acres:	2.51

PROPERTY OVERVIEW

The property is an existing self storage facility comprised of 51,500± square feet of rentable area in 370 self storage units built on a 109,423-square foot parcel of land located at 1990 NW Federal Highway, Stuart, Martin County, FL 34994. The facility was built in 2002 and is generally in average condition. Most units are climate control, with a few units being exterior (drive-up) access. Project amenities include surveillance cameras, individual locks, climate control units, keypad entry and on site management. The project also contains an office. The project does contain other specialty storage such as RV/boat storage.

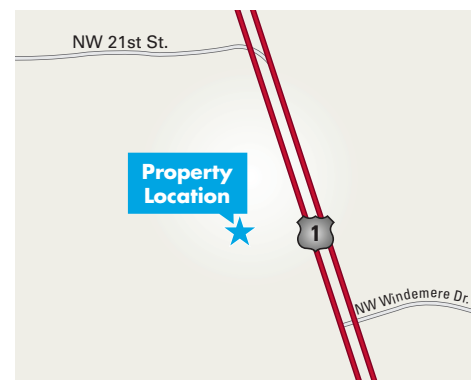
LOCATION

The property is located in the City of Stuart about 2.5 miles south of the Martin/St. Lucie County line. More specifically, the subject property is situated along the west of Federal

Highway, approximately 2.5 miles north of the central business district, and north of the St. Lucie River bridge. The subject's local area is composed primarily of retail and commercial uses fronting the major roadways with residential uses located off adjacent ancillary streets. The property is situated in the middle of a dense retail corridor that stretches north and south along Northwest Federal Highway. This retail corridor is home to the more recently constructed retail developments and larger malls and strip centers for the area. To the west of the property is a multi-family residential development, to the north are numerous retail centers and free standing establishments and to the south is a church and a parcel of vacant land and to the east is a free-standing retail store.

Access to the property can be made via Northwest Federal Highway. The property has direct frontage along Northwest Federal

Highway and several curb cuts to access the property. Northwest Federal Highway is a local, multi-lane, median-divided surface street that travels north/south through the subject neighborhood. North/south access to the subject neighborhood can also be made via Dixie Highway which traverses, generally paralleling the Atlantic Ocean within the subject neighborhood.



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)