



PROPERTY DETAILS

Address:	5970 Centennial Circle Florence, Kentucky
Year Built:	1996
Total Units:	517
Net Rentable:	67,700 sq. ft.
Acres:	7.00

PROPERTY OVERVIEW

This property is a 517 unit self storage facility situated on approximately 7.0 acres offering 67,700 square feet of leasable space in 10 single story buildings. Construction was completed in 1996. The property is located 9 miles south of Cincinnati (within the greater Cincinnati metropolitan area) at the intersection of Centennial Circle and Burlington Pike, a busy connector highway, near Interstate 71/75. The facility has good visibility from the highway.



LOCATION

The property is situated approximately 1.5 miles west of Interstate 71/75 where the Florence Mall and other retail shopping are located. The transportation corridor currently moves 8.5 million cars, and businesses employ 3,400 citizens with estimated annual wages of \$114.6 million. Within a 3 mile radius of the property the 2008 population estimate was 50,917, with an average household income of \$78,991 which ranks the area above the nationwide average.

Nearby businesses include vehicle and truck dealerships, retail businesses and fast food restaurants. Residential properties are located within easy access. The nearby city center is undergoing a revitalization which aims to retain and improve the retail trade as well as expand retail, entertainment, office and residential opportunities - increasing multi-use space by approximately 1.7 million square feet.

The greater Cincinnati metropolitan area encompasses Northern Kentucky, Southeast Indiana and Southwest Ohio. According

to 2007 estimates it is the 24th largest US metropolitan area with a population of more than 2 million. The area is surrounded by three of the nation's major interstate systems - I-75, I-71 and I-74. The Cincinnati region ranks in the nation's Top 10 markets for Fortune 500 headquarters per million residents and has a high concentration of companies in a number of key industries, including aerospace, automotive, biotechnology, brand design & creative services, chemistry, financial services, IT services and consumer goods.



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)