



PROPERTY DETAILS

Address:	550 Main Street Fort Lee, New Jersey
Year Built:	2000
Total Units:	965
Net Rentable:	100,361 sq. ft.
Acres:	1.2

PROPERTY OVERVIEW

Built in 2000, this property is considered 'Class A' self storage. Located at 550 Main Street in Fort Lee, NJ, it consists of a single three-story building containing approximately 965 units situated on approximately 1.2 acres. The site is entirely climate controlled and features a three door, drive-in, covered loading/unloading area and supports a cellular tower on the roof which is leased to multiple carriers.

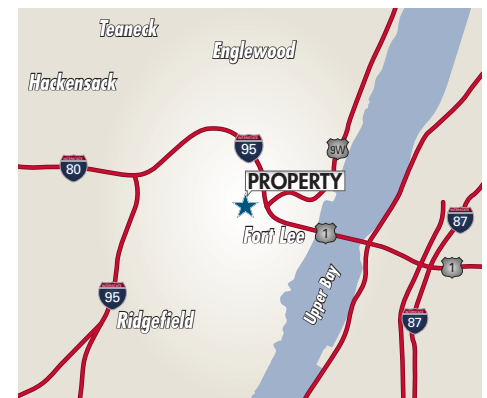


LOCATION

Located approximately two miles north of Manhattan in close proximity to the George Washington Bridge, the property is accessible via the New Jersey Turnpike (I-95) and the Garden State Parkway. The turnpike provides access to upstate New York and New England to the north and Philadelphia and Washington D.C. to the south. The site benefits from being on an established commercial street that connects the highway system and the Central Business District of Fort Lee. It is also located at the western edge of the Fort Lee Central Business District, which contains a myriad of retail establishments, restaurants and offices.

The Borough of Fort Lee lies within affluent Bergen County, New Jersey, just across the Hudson River from Manhattan. The county is bordered by New York State to the north, the Hudson River and Manhattan to the east, Passaic County to the west, and Hudson

County to the south. Bergen County is the most populous county in the state of New Jersey, and in 2009 it ranked 16th among the highest income counties in the United States. The top industries in the county are restaurants, home healthcare services and general medical and surgical hospitals.



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)