



## PROPERTY DETAILS

Address:	5219 Plank Road, Fredericksburg, Virginia
Year Built:	2000
Total Units:	630
Net Rentable:	59,600 sq. ft.
Acres:	3.6

## PROPERTY OVERVIEW

This property is located in Fredericksburg, Virginia just 49 miles south of Washington, D.C. Constructed in 2000, this facility consists of 59,600 square feet of rentable space and 630 units. The property contains both climate controlled and non-climate controlled units housed in 2 single story buildings. It also contains a single 2 story building located at the front which contains the rental office and retail area with the second floor as an apartment for the on-site manager. Along with space for RV storage the property also includes surveillance cameras, individual locks, climate control units, and keypad entry.

## LOCATION

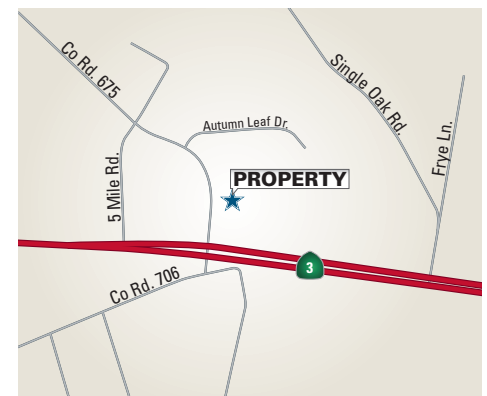
The Washington D.C. Metropolitan Statistical Area (MSA) is located the Mid Atlantic Coast between Norfolk, Virginia and New York City and is bisected by the Potomac River. The core of this area is the District of Columbia which is the nation's capital. Located along the Potomac River, the District of Columbia encompasses 21 independent counties and independent cities

located in three states (Maryland, Virginia, and West Virginia). This region has relied on its diverse economy and the presence of the Federal Government to maintain its stature as one of the more stable markets in the United States. As well, continued growth in the education and health services sector, and the resurgence in professional and business services will continue to boost the region's economy.

The Washington metro area is home to 17 Fortune 500 companies, such as Lockheed Martin (44) which is located in Maryland and Freddie Mac and Fannie Mae which are located in the District of Columbia. The Federal Government remains the largest employer, though many private companies such as Northrop Grumman, SAIC, and Computer Science Corporation are a few of the major employers in the region.

The property sits just north of the intersection of Plank and Four Mile Roads in the greater Fredericksburg area. It is centered around an interchange with Interstate 95 and Central Park,

also the Spotsylvania Mall is a major retail development in the area. The area surrounding the property is a mixture of commercial and residential development. To the south of the facility is a Rite Aid Pharmacy, to the southeast is a Mullen's Garage, Transtech, and Oak barn, the northeast is a housing project to the west is undeveloped wood area. The location of the property provides it with good local and regional access.



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)