



# FT. LAUDERDALE, FLORIDA



## PROPERTY DETAILS

Address:	4950 N Dixie Hwy. Oakland, Florida
Year Built:	1987
Total Units:	1,600
Net Rentable:	93,742 sq. ft.
Acres:	2.95

## PROPERTY OVERVIEW

Located at 4950 N Dixie Hwy in Oakland Park, FL. This property was developed in 1987 and expanded and refurbished in 2007. It contains approximately 1,600 units which encompass nearly 94,000 net rentable square feet. Sitting on 2.95 acres, the facility is housed in one climate controlled four-level building and includes unique units offering storefront retail space; RV parking spaces, digital surveillance and freight elevators. The property also hosts a cell tower.

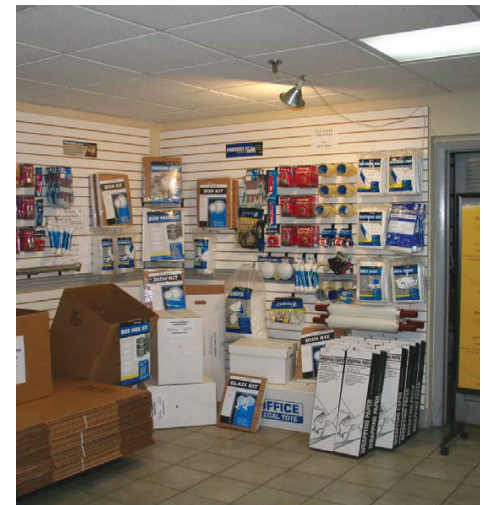


## LOCATION

Situated near the I-75, I-595 and SR 84 interchanges, the property is located in Oakland Park, on North Dixie Highway, five miles north of downtown Fort Lauderdale. Oakland Park is located in Broward County, the second most populous county in Florida. The nearby junction of North Dixie Highway and East Commercial Boulevard is developed by major retail shopping centers increasing the passing traffic of this facility. East Commercial Boulevard, has traffic counts over 55,000 cars per day. As of 2007, the U.S. Census estimated population for Broward County was approaching 1.8 million.

Fort Lauderdale offers one of the most desirable climates in the United States and has a wide variety of recreational opportunities and cultural amenities. The area boasts 300 days of sunshine annually, and the year-round average temperature is 77 degrees. More than 23

miles of beaches and 148 marinas along Fort Lauderdale's 300 miles of inland waterways cater to boating and fishing needs.



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 June 30, 2011, our accumulated deficit was approximately \$32.1 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. 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)