



### PROPERTY DETAILS

Address:	15 McClure Drive, Gulf Breeze, Florida
Year Built:	1978, expanded in 1982 & 2004
RV / Boat / Auto Storage:	13
Total Units:	701
Net Rentable:	79,600 sq. ft.
Acres:	2.88

### PROPERTY OVERVIEW

The property is a 701 unit self storage facility that sits on 2.88 acres and contains approximately 79,600 square feet of rentable space in 8 single-story buildings and one three-story building. The property includes a mix of climate controlled and non climate controlled units, including 13 uncovered RV, boat and car storage spaces. Constructed in 1978 with improvements made in 1982 & 2004, the property has road frontage on McClure Drive, which is adjacent to and runs parallel to U. S. Highway 98. It has effective and very prominent road exposure to U. S. Highway 98, a high traffic volume, four lane divided highway.



### LOCATION

The property is located on the eastside of Gulf Breeze, a town located in southern Santa Rosa County between Pensacola and Pensacola Beach. Gulf Breeze is primarily a residential area that also serves as a secondary service and commercial center for the western area of the Santa Rosa Sound Peninsula and Pensacola Beach. Within a 5 mile radius of the property the 2007 population estimate was 21,233, with an average household income of \$92,608 which ranks the area above the nationwide average.

Both regional and immediate area accesses are considered very good. Access and exposure to the property is enhanced by its proximity to the U.S. Highway 98 and Pensacola Beach Boulevard interchange. Interstate Highway 10 is located about 12 miles to the north. The neighborhood contains mostly commercial, institutional and residential uses. Residential use is primarily single family development, but is interspersed with multi-family projects. Commercial uses nearby include a grocery store anchored shopping center.

Gulf Breeze falls within the Pensacola Metropolitan Area. Pensacola is the second largest metropolitan area along the Gulf of Mexico between New Orleans, Louisiana and Tampa, Florida. The largest employers in the Pensacola area are the Navy (20,000 civilian workers), local and state government, 4 hospitals, regional utilities, and various services.



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)