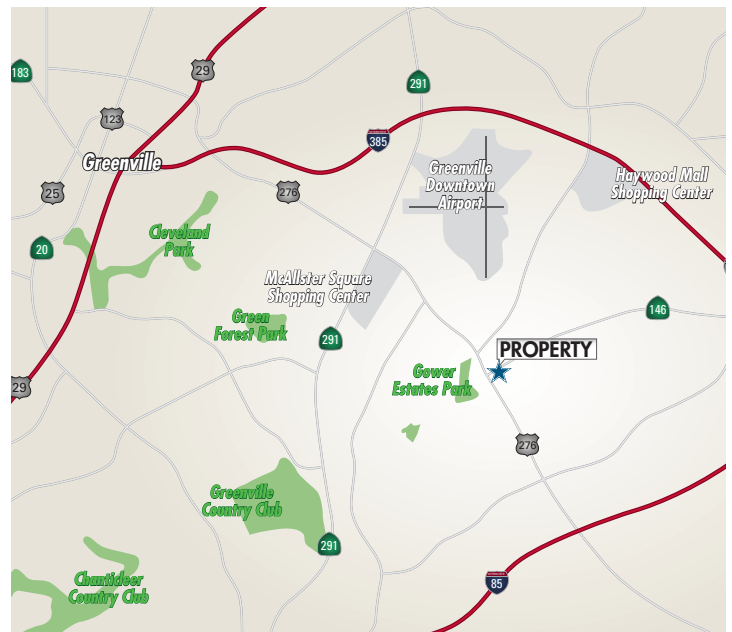


GREENVILLE, SOUTH CAROLINA

1201 Laurens Road, Greenville, South Carolina 29607



The Greenville property is located at 1201 Laurens Road, Greenville, South Carolina, in the northwest corner of Louise Street and Laurens Road. It was constructed in 1948 as a textile manufacturing plant and converted in 1995 to use as a self storage facility. The property is a single building containing approximately 460 climate controlled and non climate controlled units, and also provides uncovered boat/RV parking spaces. It is situated on approximately 3.5 acres and contains approximately 65,200 net rentable square feet of self storage space.



Year Built:	1948-1995
Total Units:	460
Net Rentable sq. ft.:	65,200
Acres:	3.5

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)