



# GULF BREEZE II, FLORIDA



## PROPERTY DETAILS

Address:	4761 Gulf Breeze Parkway Gulf Breeze, Florida
Year Built:	2004 - 2005
Total Units:	280
Net Rentable:	39,750 sq. ft.
Acres:	3.45

## PROPERTY OVERVIEW

Located at 4761 Gulf Breeze Parkway in Gulf Breeze, Florida, this property was developed in 2004 and 2005 and sits on 3.45 acres. The property offers approximately 280 units totaling approximately 39,750 net rentable square feet - all housed in four single story buildings. The property provides a mix of climate controlled and non climate controlled units - including large drive-up units, boat & RV parking and truck rentals.



## LOCATION

The site is approximately 12 miles southeast of Pensacola, Florida between Eglin Air Force Base and Pensacola Naval Air Station, in south Santa Rosa County. It is situated on the south side of Gulf Breeze Parkway on the Fairpoint Peninsula, which is bordered on the north by Escambia Bay and on the south by Santa Rosa Sound. U. S. Highway 98 is the primary artery serving the area and gives the property excellent access to Pensacola to the north and Navarre to the east.

Santa Rosa County is part of the greater Pensacola MSA in northwest Florida. The Pensacola MSA's trade area includes parts of Alabama, Escambia and Santa Rosa Counties. The region offers an abundance of cultural and recreational opportunities - a variety of museums, theater, symphony, opera, ballet, fishing, boating, golfing, and is a year-round tourist destination. 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)