

PROPERTY DETAILS

Address:	12714 S. La Cienega Blvd. Hawthorne, California
Year Built:	2004
Total Units:	770
Net Rentable:	87,000 sq. ft.
Acres:	1.7

PROPERTY OVERVIEW

Located in Hawthorne, California, this 770 unit self storage facility sits on approximately 1.7 acres and contains approximately 87,000 rentable square feet of self storage space. The property is located on the east side of La Cienega Boulevard, across from West 126th Street and contiguous to the San Diego Freeway (405) with great freeway visibility. Constructed in 2004 this property contains 3 stories above ground with a basement with ramp access. The facility features include surveillance cameras, individual locks and alarms, keypad entry, and an office and apartment for a resident manager.

LOCATION

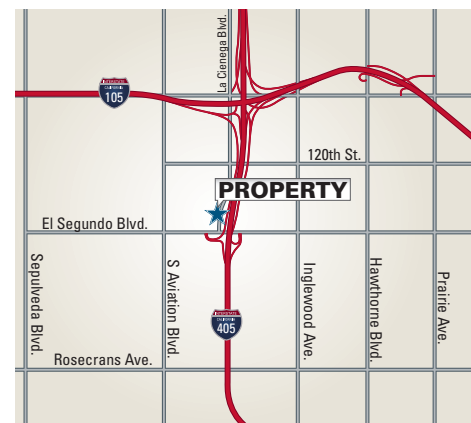
The Los Angeles Metropolitan area is the third largest metropolitan economy in the world, and Los Angeles County ranks 18th on the list of the world's largest economies and is the largest county in the nation in terms of population. The majority of Los Angeles County is heavily urbanized with an estimated 9.9 million residents. The Los Angeles region's top three employers are the County of Los Angeles, the Los Angeles Unified School District (LAUSD), and the U.S. Federal Government. Los Angeles



County is home to 20 of the nation's Fortune 500 corporations, including the Walt Disney Company and Occidental Petroleum. These characteristics provide Los Angeles with an established market and a diverse economic base. Major economic drivers include international trade and commerce with an extensive transportation network with Los Angeles International Airport and the shipping ports of Los Angeles and Long Beach.

The property is located in Los Angeles County, within the greater Hawthorne area. Located to the west of the facility is the Santa Monica Bay,

while Interstate 110 is to the east, Highway 91 to the south and Highway 42 to the north. The facility sits adjacent to Interstate 405 with and has access approximately 300 yards away via W. El Segundo Boulevard. This location receives excellent visibility from the 405 freeway and located only a mile to the northwest is Los Angeles International Airport. While the local area is mostly composed of single-family homes, however to the west there are some industrial office parks relating to aerospace and supporting commercial uses.



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)