



#### PROPERTY DETAILS

Address:	815 LaSalle Ave., Hampton, VA 23669
Year Built:	2007
Total Units:	640
Net Rentable:	70,175 sq. ft.
Acres:	3.03

#### PROPERTY OVERVIEW

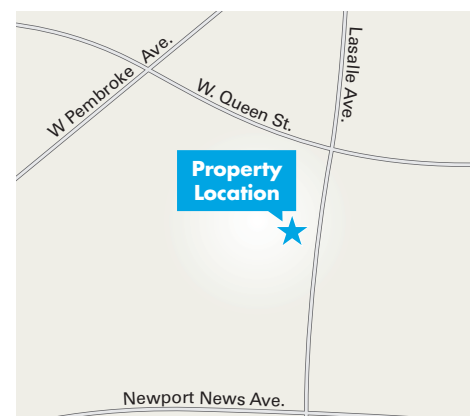
The Hampton property is a 641-unit Industrial (Self-Storage / Mini-Storage Facility) located on a 3.03-acre site at 815 LaSalle Ave in Hampton, Virginia. Amenities include climate controlled units, video surveillance cameras, individual locks, and elevators. It's located in the southeastern peninsula of Virginia, just 40 minutes west of Norfolk and approximately 40 minutes from Norfolk International Airport, with easy access to Interstate 64 providing linkages to Interstate 95.

#### LOCATION

The property is located in the City of Hampton. Hampton is an independent city and is not part of any county within Virginia. It is part of the Hampton Roads area which is part of the Norfolk-Virginia Beach- Newport News, NC, VA Metropolitan Statistical Area (MSA) which includes one county

in northeastern North Carolina, and two counties in Virginia's Eastern Shore. The City of Hampton is located on in the southeastern section of Virginia's Peninsula approximately 20 miles north of Norfolk. As of 2010, the Norfolk MSA population stood at 1,937,102. Hampton Roads is historically known for having the largest water port on the east coast and provides a diverse employment base to include shipping, international commerce, and federal and defense employment. In addition, Hampton is a leading employer in the aerospace industry with close affiliations to the NASA Langley Research Center and the National Institute of Aerospace. Hampton University employs 7,000 in the modeling and simulation industry by providing research for the Langley Full Scale Tunnel and the Jefferson Laboratory, a US Department of Energy funded project providing research

in the field of physics. The Hampton Roads area provides a diverse employment and highly educated workforce with a population projected to increase 1.2% over the next five years.



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)