



PROPERTY DETAILS

Address:	8150 E. Wardlow Rd. Long Beach, California
Year Built:	1999
Total Units:	830
Net Rentable:	87,000 sq. ft.
Acres:	3.7

PROPERTY OVERVIEW

This property is located in Long Beach and sits approximately 50 yards from the corner of E. Wardlow Avenue and the east side of N. Norwalk Boulevard. The facility contains 87,000 rentable square feet with approximately 830 units and sits on 3.7 acres of land. Constructed in 1999, the facility consists of one two story building and three single story buildings. The facilities location provides easy access to Interstate 405, the 91 Freeway and Interstate 605. Onsite amenities include surveillance cameras, individual locks, climate control, keypad entry and an office for onsite management.

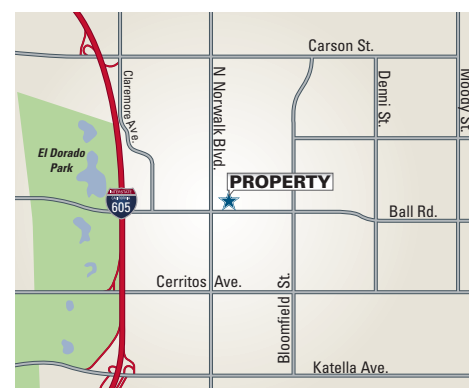
LOCATION

The greater Long Beach area is located in the southern portion of Los Angeles County approximately 14 miles south of the Los Angeles Civic Center. Long Beach sits on approximately 50 square miles is one of the largest incorporated cities in Los Angeles County and is the fifth largest city in California. It is bordered by the cities of Compton,

Paramount, Bellflower, Lakewood and Signal Hill to the north; unincorporated portions of Orange County and the city of Seal Beach to the east; the Pacific Ocean to the south; and the cities of Los Angeles and Carson to the west. The Port of Long Beach and the Port of Los Angeles combined are the third largest port facility in the world with Long Beach being the largest container port in North America. Long Beach is served by four freeways; The Harbor Freeway (Interstate 110), The Long Beach Freeway (Interstate 710), The San Gabriel Freeway (Interstate 605) and the San Diego Freeway (Interstate 405). Long Beach is home to one of the 23 universities in the California State University System, and is also home to Flight Safety International, one of the nation's largest private commercial pilot training and certification firms.

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.



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)