

MANASSAS, VIRGINIA

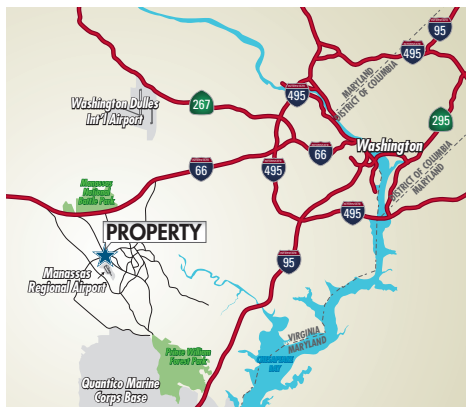


PROPERTY DETAILS

Address:	10490 Colonel Court Manassas, Virginia
Year Built:	Phased 1996-2000
Total Units:	500
Net Rentable:	49,865 sq. ft.
Acres:	2.31

PROPERTY OVERVIEW

The Manassas Property is a 500-unit self storage facility that sits on approximately 2.3 acres in Manassas, Virginia, close to a major traffic intersection of State Highways 28 and 234, approximately 27 miles southwest of Washington, D.C. It was constructed in 1996, with an additional building expansion in 2000. The property is located on the western side of Manassas, in the Interstate 66 corridor of western Prince William County, Virginia.



LOCATION

The population of the Prince William County is approximately 350,000 and its future population growth rate is expected to be 4% annually. In 2006, the area experienced an employment gain of 8%. As of September 2008, the unemployment rate in Northern Virginia is 3.2%, vs. the U.S. unemployment rate of 6.7%. Prince William County ranked 9th in the top 10 highest income counties in the country during 2007. The population of Prince William County has increased 36.6% since 2000.

NEIGHBORHOOD DEVELOPMENT

The Innovation at Prince William Technology Park, less than a mile north of the Manassas property, is a 1,500-acre business and technology park targeting biotechnology, life sciences, and supporting industries. Other land users in the immediate area include the Prince William Hospital and the US General Services Agency. The Manassas Regional Airport is also located nearby.

Northern Virginia has long been the dominant region in Virginia when measured in economic vitality as well as by population. The region has grown 14 percent since 2000 and in the past five years, created 132,000 new jobs. The federal government is a major employer in Northern Virginia, which is home to numerous government agencies; including the Central Intelligence Agency headquarters and the Pentagon (headquarters of the Department of Defense), as well as Fort Myer, Fort Belvoir, Marine Corps Base Quantico, the United States Patent and Trademark Office, and the United States Geological Survey.



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)