



PROPERTY DETAILS

Address:	2035 Powers Ferry Road Marietta, Georgia
Year Built:	2006
Total Units:	505
Net Rentable:	51,926 sq. ft.
Acres:	1.22

PROPERTY OVERVIEW

This property is a 505-unit self storage facility that sits on 1.22 acres and contains approximately 51,926 rentable square feet of self storage space in a single four-story building. It was constructed in 2006 and is located in Marietta, Georgia at 2035 Powers Ferry Road a primary arterial road 10 miles north of downtown Atlanta. The property interior has a 'loft' appearance and offers the latest generation of multi-story construction with interior partitions, climate controlled units, security cameras, a secure code access entry gate, elevators, and perimeter fencing.



LOCATION

This property is located in the northeast quadrant of Interstate 75 and Interstate 285 in unincorporated Cobb County, Georgia, approximately 0.5 miles west of the interchange of Powers Ferry Road with Interstate 285. The neighborhood is described as a close-in suburban market of northwest metropolitan Atlanta, and is characterized as a densely developed, commercial and residential market area appealing mostly to middle and upper-class consumers and residents.

The demographics within a three mile radius of the property were above average as of 2008 with an average household income of \$76,083 and a population estimate of 76,229. Regional access to the neighborhood is rated as excellent, with two interstate highways interchanging in the area. Numerous roads provide alternative means of access throughout the neighborhood. Traffic volumes are high due to nearby desirable residential developments and the numerous office and retail markets associated with this area.

Internationally known as a top business city and transportation hub, Atlanta has the nation's third largest concentration of Fortune 500 companies, and more than 75% of the Fortune 1000 companies have a presence in Metro Atlanta (only New York City and Houston have more Fortune 500 companies). Additionally, the region accounts for two-thirds of Georgia's economy and 72% of its job and population growth.



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)