



PROPERTY DETAILS

Address:	9252 E. Guadalupe Rd. Mesa, Arizona
Year Built:	2002
Total Units:	570
Net Rentable:	75,600 sq. ft.
Acres:	4.62

PROPERTY OVERVIEW

Located at 9252 E. Guadalupe Rd. in Mesa, AZ., this property was developed in 2002. It contains approximately 570 units encompassing approximately 75,600 net rentable square feet. The Class A facility consists of six single-story buildings on 4.62 acres and includes drive up units, interior climate controlled units, RV/boat parking, and on-site truck rentals.

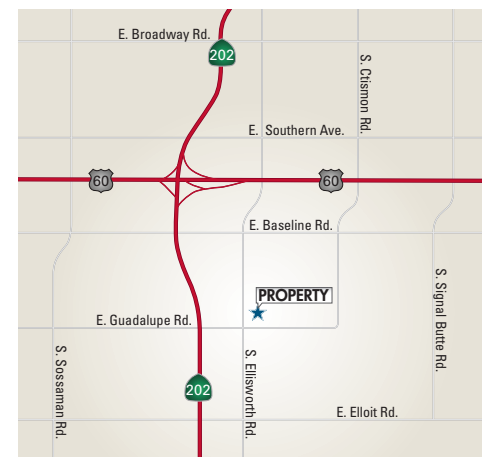


LOCATION

Within the city of Mesa, in Maricopa County, this property lies approximately 20 miles east of the Phoenix Sky Harbor International Airport in the southeastern portion of the Phoenix metro area. Two major transportation routes are nearby: Superstition Freeway (US Route 60) is approximately 1.5 miles to the north, and Loop 202 is about one mile west of the property. Traffic counts indicate that more than 17,000 cars a day traverse these highways in close proximity to the property.

About 60 percent of the Arizona population resides in Maricopa County. Its population is nearly four million and it is expected to double by the year 2020. Mesa is the 3rd most populous city in Arizona with a 2008 census estimate of 463,552 residents. Phoenix is the capital of Arizona and is the 5th most populous city in the U.S. with more than 1.5 million people, according to a 2008 census estimate. Phoenix is a major transportation hub in North America and a main transportation, financial, industrial, cultural and economic center of the Southwestern

United States. Tax cuts and credits have provided a favorable business environment, and should continue to make this area attractive to businesses in the future.



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)