

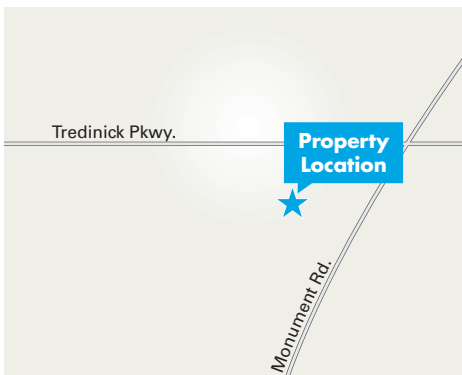


PROPERTY DETAILS

Address:	790 Monument Rd. Jacksonville, FL 32225
Year Built:	2008
Total Units:	694
Net Rentable:	82,800 sq. ft.
Acres:	2.02

PROPERTY OVERVIEW

The property is an existing self storage facility comprised of 82,800 ± square feet of rentable area in 694 self storage units built on a 87,992-square foot parcel of land located at 790 Monument Road, Jacksonville, Duval County, FL 32225. The facility was built in 2008. Project amenities include surveillance cameras, climate control units, and on site management.



LOCATION

The property is located in a growing suburban area characterized by commercial and residential development. The property benefits from close proximity to State Road 9-A and is developed with a variety of commercial type uses.

In the surrounding area are shopping centers to the north, and further north of the shopping center is a Wal-Mart Supercenter, to the east is a multi-family residential development, to the northeast is a hotel and a bank, to the south is vacant land and to the west is a shopping center.

The Jacksonville Metropolitan Statistical Area (Jacksonville MSA) is centered on the banks of the St. Johns River in Florida's northeastern corner. Jacksonville is the largest city in Florida and the largest city in land area (covering 841 square miles) in the contiguous United States. With a population of over 1.3 million residents, Jacksonville is the most populous city in Florida and the third most populous

city on the east coast, behind New York City and Philadelphia. The Jacksonville MSA is comprised of Baker, Clay, Duval, Nassau, and St. Johns Counties.

The City of Jacksonville is the economic driver for northeast Florida. The MSA has a status as an intermodal transportation hub and leading distribution center with a transportation network including port and air cargo facilities in addition to rail and trucking routes. Access to three interstates and three U.S. highways (I-10, I-95, I-75 and U.S.-1, U.S.-17, U.S.-90), three railways (CSX, Norfolk Southern, and Florida East Coast), an international airport and deep water port with three marine terminals makes Jacksonville the gateway to Florida and the Southeastern United States.

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)