



#### PROPERTY DETAILS

Address:	222 San Pedro Ave. Morgan Hill, California
Year Built:	1997
Total Units:	484
Net Rentable:	60,720 sq. ft.
Acres:	2.9

#### PROPERTY OVERVIEW

The Morgan Hill property contains 60,720 net rentable square feet among 484 units and rests on approximately 2.9 acres. The one-story facility was built in 1997 and encompasses three buildings, which feature interior and drive-up access. Amenities include surveillance cameras, individual locks, climate control units, keypad entry, and on site management.

#### LOCATION

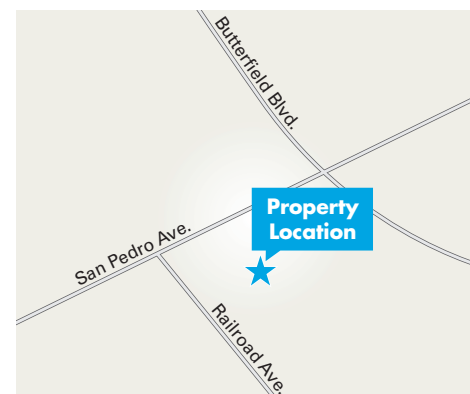
Morgan Hill is located in Santa Clara County, which, along with neighboring San Mateo County, comprises Silicon Valley. Morgan Hill, located in south Santa Clara County, lies 12 miles south of San Jose and 15 miles inland from the Pacific coastline. The property rests in an industrial zone on San Pedro Avenue, less than one mile from US Highway 101 to the east and Monterey Street, the main north-south artery of the city,

to the west.

Silicon Valley lies at the south end of the San Francisco Bay in the greater San Jose-San Francisco – Oakland Consolidated Metropolitan Statistical Area. Because of the region's innovation and high-tech industry, it is recognized as one of the most educated areas of the nation and is home to such tech leaders as Cisco, Hewlett-Packard, Intel, Apple, and Oracle, as well as a total of 17 Fortune 500 corporations. Accordingly, Silicon Valley's labor pool is highly skilled and highly compensated, resulting in an exceptionally high average household income of \$115,173.

Originally a community of ranchers and farmers, Morgan Hill has become a bedroom community for the region's high-tech industries and is home to manufacturing plants for some small high-tech firms. Morgan Hill's seat in

the heart of Silicon Valley has anchored migration and driven population gains over the past decade. Though population growth has slowed as a result of recession and the weakened housing market, prospects for growth are optimistic as the national economy recovers.



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)