



PROPERTY DETAILS

Address:	3015 Ricks Industrial Park Dr, Myrtle Beach, GA 29588
Year Built:	2002
Total Units:	480
Net Rentable:	73,300 sq. ft.
Acres:	8.18

PROPERTY OVERVIEW

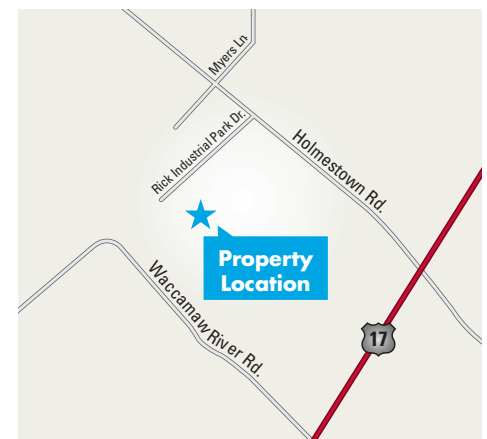
The property is an existing self storage facility comprised of 73,300 ± square feet of rentable area in 480 self storage units, built on a 356,321-square foot parcel of land and located at 3015 Ricks Industrial Park Drive, Myrtle Beach, Horry County, South Carolina. The facility was built in 2002 and has amenities including surveillance cameras, individual locks, climate control units, keypad entry, commercial deliveries and on site management. The project also contains an office and apartment for a resident manager, specialty storage for RV, boat and vehicle storage and most units have drive-up access.

LOCATION

The neighborhood boundaries are generally State Route 501 and the Inter-coastal Waterway to the north and east, and Dick Pond Road to the west. The local area is

developed with a wide variety of commercial uses along the main road (Edward E Burroughs Highway aka State Route 501) surrounded by residential uses. The facility is located in a suburban residential area with commercial uses located along primary thoroughfares through the local area. Residential development consists primarily of single-family detached homes, multi-family dwellings and mobile homes. The Golf Academy of the Carolinas is located about five miles northeast of the subject along SR 501. The Tanger Outlet Center is an 820,000± square foot center located about five miles northeast of the subject along SR 501. There are several other neighborhood and community centers along SR 501 as well as free-standing stores and restaurants. The subject is also within seven miles of the Atlantic coast, Grand Strand Regional Medical Center, Conway Hospital, Coastal Carolina University

and Horry – Georgetown Technical College. Other commercial uses vary widely and include free-standing retail and offices, self-storage facilities, gas stations, restaurants, industrial and flex buildings and other commercial uses.



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)