



PROPERTY DETAILS

Address:	4770 S. Pecos Rd., Las Vegas, NV 89121
Year Built:	1997
Total Units:	785
Net Rentable:	69,150 sq. ft.
Acres:	2.56

PROPERTY OVERVIEW

The Pecos property is an existing self storage facility comprised of 69,150± square feet of rentable area in 785 self storage units built on a 111,514-square foot parcel of land located at 4770 South Pecos Avenue, Las Vegas, Clark County, NV 89121. The front of the property contains the reception area and manager's office (apartment for a resident manager). The storage units are located on three levels, mostly climate controlled units with some drive-up (exterior access) units. The facility was built in 1997. The property has interior and exterior (drive-up) units. Project amenities include surveillance cameras, individual locks, climate control units, keypad entry and on site management. The project also contains an office and apartment for a resident manager, as well as 72 RV parking stalls. The site improvements include asphalt

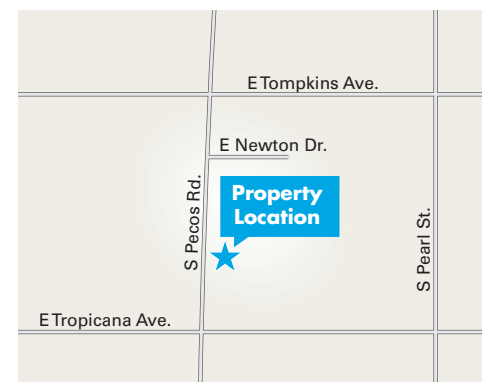
paved parking areas, curbing, signage, landscaping, yard lighting and drainage.

LOCATION

The property is located in Clark County, within the greater Las Vegas area and specifically, it is located on the east side of South Pecos Road about four miles south of central Las Vegas. Pecos Road provides north-south access for the property, to the south is E. Tropicana Avenue (Highway 593), a main arterial road running east-west through Las Vegas and Interstate 215. To the north is Sahara Avenue (Highway 586). From Tropicana Avenue the subject has access to Interstate 15 and Interstate 515, both providing access to the heart of Las Vegas, California, Arizona and Utah.

The subject's local area is a mixture of

offices, apartments and retail. Specifically the subject is adjacent to a shopping center to the south, single family residence to the north and east with some vacant land. To the west are apartments and single-family residences beyond with some offices and retail along Pecos.



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)