



PERCIVAL ROAD, SOUTH CAROLINA



PROPERTY DETAILS

Address:	512 Percival Rd., Columbia, SC 29206
Year Built:	2003
Total Units:	490
Net Rentable:	65,400 sq. ft.
Acres:	3.76

PROPERTY OVERVIEW

The property is an existing self storage facility comprised of 65,400 ± square feet of rentable area in 490 self storage units, built on a 163,960-square foot parcel of land and located at 512 Percival Road, Columbia, Richland County, SC 29206. The facility was built in 2003 and is generally in good condition. Most units have exterior (drive-up) access. Project amenities include surveillance cameras, individual locks, climate control units, keypad entry, wide aisles, commercial deliveries and on site management. The project also contains an office and apartment for a resident manager as well as specialty storage for RV, boat and vehicle storage.

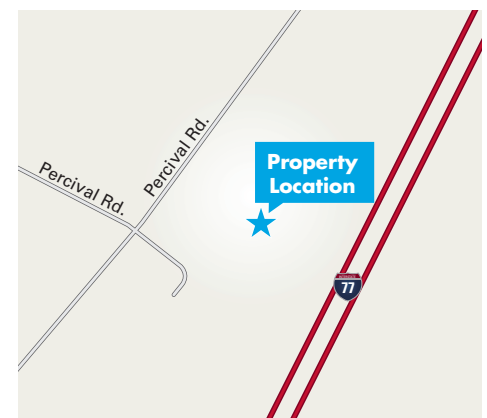
LOCATION

The property is located in the Forest Acres community at the eastern portion of the city of Columbia, in central South Carolina. The subject's neighborhood to the west is generally

low-to-medium density suburban, with industrial and commercial uses concentrated on the east side of Interstate 77. The subject is located along Percival Road, which runs north and south and meets up with I-77 to the north and turns into Forest Drive to the south. The subject is located next to Interstate 77, which from its origin in Columbia, travels northward through Charlotte, North Carolina, Charleston, West Virginia, to Cleveland, Ohio. The subject is located about three miles north of US 378, which travels from Columbia CBD through Lexington and central South Carolina into eastern Georgia.

Two of the largest influences on the Columbia region are the Fort Jackson Military Reservation and the University of South Carolina. In addition, Columbia is the capitol of South Carolina and the state government has a large influence on employment. To the east of the subject is Fort Jackson Military Reservation, the Army's largest basic training installation. In

addition to Fort Jackson, the University of South Carolina, which is located a few miles to the west of the subject, has a significant influence on the Greater Columbia area.



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)