

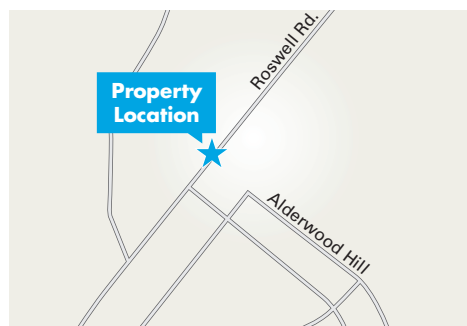


PROPERTY DETAILS

Address:	6780 Roswell Road, Sandy Springs, GA 30328
Year Built:	2009
Total Units:	885
Net Rentable:	113,546 sq. ft.
Acres:	7.3

PROPERTY OVERVIEW

The Roswell Road property boasts an expansive 113,546 square feet of net rentable space in a trio of four-story buildings. Completed in 2009, the facility features 885 units and a large amount of office space on the second floor. Project amenities include surveillance cameras, individual locks, climate-controlled interior and drive-up exterior units, vehicle storage space, keypad entry, and on-site management.



LOCATION

The Roswell Road property is located in the city of Sandy Springs, which is in the northern edge of the Atlanta Metropolitan Statistical Area (MSA) and lies 15 north of downtown Atlanta. Roswell Road is a main north-south roadway that connects to the region's main transportation corridor, the Interstate 285 loop, just a mile south of the location.

The surrounding area is characterized primarily by residential and commercial land uses. Residential land uses largely consist of single family homes and duplexes. Roswell Road Northwest offers commercial uses and residential dwellings in the surrounding area.

The Atlanta-Sandy Springs-Marietta MSA is among the fastest-growing metro areas in the United States in terms of population and household formation. The region is a hotbed for business, with four Fortune 500 companies—The Home Depot, UPS, Coca-

Cola, and Delta Air Lines—established in the city. Wal-Mart has recently moved its eastern states headquarters to Atlanta, as has travel technology leader, Travelport Ltd.

Atlanta and its surrounding areas lead the nation in attracting highly educated 25-34 year olds, which is among the most coveted demographics. Atlanta, with nearly one-fourth of all households exceeding \$100,000 in annual income, is one of the most major metropolitan areas in the country, and among the fastest growing.

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)