



SAINT PETERS CHURCH, SOUTH CAROLINA



PROPERTY DETAILS

Address:	2290 Saint Peters Church Rd., Lexington, SC
Year Built:	2010
Total Units:	250
Net Rentable:	35,400 sq. ft.
Acres:	2.02

PROPERTY OVERVIEW

The property is an existing self storage facility comprised of 35,400 ± square feet of rentable area in 250 self storage units, built on a 87,940-square foot parcel of land and located at 890 Saint Peters Church Road, Lexington, Lexington County, SC 29072. The facility was built in 2010. Amenities include surveillance cameras, individual locks, climate control units, keypad entry, commercial deliveries and on site management.

LOCATION

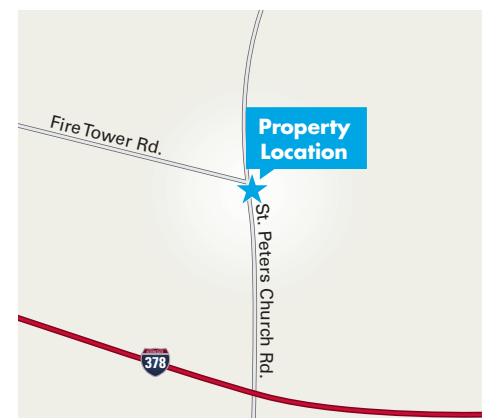
The property is located in the community of Lexington, South Carolina, which is located about 10 miles southwest of Columbia, in central South Carolina. The subject's neighborhood is considered a suburban area with mostly industrial development and lots of undeveloped land. Residential uses are concentrated to the south and east of the subject.

The property is located along St. Peters Road,

which runs north and south and meets up with both US 378 and I-20 to the south. Regional access is very good with access to several interstates in the vicinity. The property is located on the north side of US 378, which travels from Columbia CBD through Lexington and central South Carolina into eastern Georgia. Interstate 20 travels generally east-west through the state and provides access to Atlanta, Georgia. Interstate 77 is further east, and from its origin in Columbia travels northward through Charlotte, North Carolina, Charleston, West Virginia, to Cleveland, Ohio. Interstate 26, which provides north-south access through the state from Spartanburg to Charleston, is accessed via I-20 about 10 miles east of the property.

Lake Murray is approximately 1.5 miles north of the subject. It is one of the largest lakes in South Carolina. It is home to upper-end residential development and provides numerous recreational opportunities. Two of the

largest influences on the Columbia region are the Fort Jackson Military Reservation, which is the Army's largest basic training installation 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.



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)