



PROPERTY DETAILS

Address:	2300 Grant Ave. San Lorenzo, California
Year Built:	2000
Total Units:	636
Net Rentable:	61,800 sq. ft.
Acres:	2.9

PROPERTY OVERVIEW

The San Lorenzo property sits on approximately 2.9 acres with 61,800 net rentable square feet among 646 units. The one-story facility, which consists of 10 buildings, was built in 2000 and features drive-up access, as well as some interior units. The manager's office and reception are located at the entry to the site. Amenities include surveillance cameras, individual locks, keypad entry, and on site management.

LOCATION

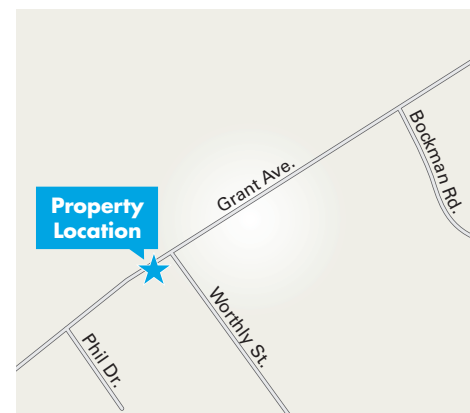
The San Lorenzo property is located in an unincorporated area of Alameda County, bordered by the San Francisco Bay to the west and Oakland to the north. The property resides on Grant Avenue, a carrier street that provides access to Interstate 880 just two miles to the east. I-880 is the main north-south thoroughfare of the East Bay, connecting metro areas San Jose, Oakland,

and San Francisco. The surrounding vicinity is comprised mainly of industrial single-tenant and large developments, with mature residential areas beyond the immediate neighborhood to the north and east.

San Lorenzo is a residential community in the Oakland-Fremont-Hayward division of the greater San Jose-San Francisco-Oakland Consolidated Metropolitan Statistical Area. It consists mainly of single-family homes, with an industrial zone to the west near the bay. The area has reached build-out, with potential developments likely to be adaptive re-use of existing developments.

The Oakland metro area, home to four of Fortune 500 corporations, boasts a highly-skilled and well-compensated workforce. The most affluent areas in the region are located to the north in Moraga, Orinda, and Lafayette, and to the south in Fremont, Castro

Valley, and Pleasanton. Oakland's average household income exceeds the national standard by nearly 30 percent, while annual population growth is forecasted to have the highest rate among divisions within the larger metro area through 2014.



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)