



PROPERTY DETAILS

Address:	520 W. Williamsburg Rd., Sandston, Virginia
Year Built:	2005/2006
Total Units:	680
Net Rentable:	56,300 sq. ft.
Acres:	4.5

PROPERTY OVERVIEW

This self storage facility is located along Williamsburg Road in Sandston, Virginia. The property was built in 2005, with an additional building added in 2006, and sits on approximately 4.5 acres. Consisting of 7 single story buildings, the storage facility contains 56,300 square feet of rentable space and 680 units of climate controlled and non-climate controlled units. Along with onsite management the facility also includes some RV storage, 7 day access, surveillance cameras, computer controlled gate access, and an office which sells moving and shipping supplies.

LOCATION

Sandston is located in the Richmond, VA Metropolitan Statistical Area (Richmond MSA). This area is made up of 17 counties and includes the city of Richmond which is the capital of Virginia. The heart of this area consists of Chesterfield, Henrico, and Richmond Counties. The Richmond VA population is about approximately 1.2 million people. Richmond

and its area have had continual population gains from people migrating from larger and more expensive markets such as New York and Washington, D.C. this in part due to the great quality of life and affordability of housing that Richmond and its area provides.

The Richmond area contains a diverse employment base even though it is heavily weighted in government and the trade sectors. The Richmond area has also seen strong growth in education and health services sector. The area also continues to be an ideal headquarters area with six Fortune 500 companies calling it home. These companies represent manufacturing, health care equipment, financial services, and energy sectors and reflects the diverse economic base of the Richmond area.

The property sits just east of the intersection of W. Williamsburg Road and North Airport Drive in the greater Richmond area. Located in the eastern quadrant of the Richmond area the

Sandston property is located in Henrico County which is one of the most affluent counties in the area. The area around the property is primarily dominated by the Richmond International Airport however within the area also exists a large retail center which was recently completed. This center contains major retailers such as JC Penny, Lowes, Target and Sam's Club, proving the local area provides good characteristics for local business operations.



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)