

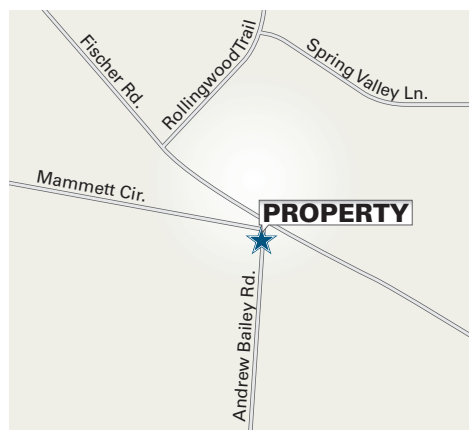


#### PROPERTY DETAILS

Address:	52 Bailey Station Drive Sharpsburg, Georgia
Year Built:	2007
Total Units:	679
Net Rentable:	91,890 sq. ft.
Acres:	5.7

#### PROPERTY OVERVIEW

The one-story Bailey Station facility offers 679 units over 91,890 rentable square feet. The property comprises seven buildings, built in 2007. Amenities include surveillance cameras, individual locks, drive-up and interior unit access, keypad entry, and on-site management.



#### LOCATION

The Bailey Station property lies near the eastern border of Coweta County in the Atlanta-Sandy Springs-Marietta Metropolitan Statistical Area (MSA). Sharpsburg is a residential and commercial area located approximately 30 miles southwest of downtown Atlanta. The property is located on Bailey Station Drive near State Route 34, which feeds the north-south Interstate 85 to Atlanta.

Sharpsburg is comprised mostly of residential land, with a mix of old and new developments. Because of new residential and commercial development, demand for self storage is forecasted to increase in the long term. Sharpsburg has seen its population increase at nearly triple the rate of the United States over the last decade, and the average household income is well above regional and state averages.

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)