

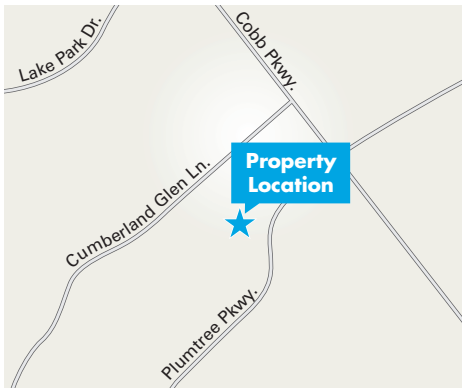


**PROPERTY DETAILS**

Address:	2340 Cobb Pkwy. Southeast, Smyrna, Georgia
Year Built:	1985 - 2007
Total Units:	504
Net Rentable:	63,437 sq. ft.
Acres:	3.6

**PROPERTY OVERVIEW**

The Cobb Parkway property consists of three single and two-story buildings that house 504 storage units. The 63,427 square feet of net rentable space sit on 3.6 acres where construction was completed in 2007. The site's amenities include surveillance cameras, individual locks, a blend of climate-controlled interior and drive-up exterior units, keypad entry, a number of vehicle storage spaces, and on-site management.



**LOCATION**

The Cobb Parkway property is located at the corner of Cobb Parkway (U.S Highway 41) and Cumberland Glen Lane in northwest metro Atlanta. The location is under one mile northwest of Interstate 285, just over one mile from the Interstate 285 and Interstate 75 interchange, and about 11 miles northwest of downtown Atlanta. Because of its proximity to primary local and regional arteries, accessibility and exposure to the property is considered good.

The subject's local area is composed of a combination of commercial/retail, light industrial and residential uses, with apartments adjacent to the west, an office building to the north, and a retail shopping center over Cobb Parkway to the east. The Cumberland Mall retail development, one of Georgia's premiere retail centers, resides about one mile from the property and recently underwent a major redevelopment project.

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 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)