



PROPERTY DETAILS

Address:	3480 Tennessee St. Vallejo, California
Year Built:	2001
Total Units:	851
Net Rentable:	74,775 sq. ft.
Acres:	4.2

PROPERTY OVERVIEW

Built in 2001, this single-story facility offers 851 storage units over 74,775 rentable square feet. The 4.2-acre facility has both drive-up and interior units spread among its 7 buildings. Site amenities include surveillance cameras, individual locks, keypad entry, and on-site management.

LOCATION

The property is located in Vallejo, a mid-size city located approximately 40 miles northeast of San Francisco, in Solano County. Situated on Tennessee Street in a primary residential zone, the property backs up to Columbus Parkway, which is a major carrier to nearby Interstates 80 and 780. Interstate 80 runs north-south approximately two miles away, and

provides easy access to the San Francisco Bay Area and the surrounding suburban developments.

Employment diversity in the area runs higher than the national rate, which has helped alleviate the effects of the national recession. The largest industry is manufacturing, with government jobs in Vallejo, the county seat, also running high. Though causal of sluggish economic conditions now, the decline in home prices is expected to attract first-time buyers to the area in the long-term, preceding the steady return of the real estate market.

Vallejo has experienced significant growth over the past few decades and benefits from its proximity to the San Francisco

Bay Area. Though the national economic recession has noticeably affected the region, Vallejo is viewed as integral to the future of the bio-tech and life science industry, as well as a prospective destination for high-tech enterprises.



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)