



## PROPERTY DETAILS

Address:	281 Richwood Road Walton Kentucky
Year Built:	1991
Total Units:	434
Net Rentable:	64,800 sq. ft.
Acres:	7.5

## PROPERTY OVERVIEW

This property is a 434 unit self storage facility situated on approximately 7.5 acres offering 64,800 square feet of leasable space in seven one and two-story buildings. Construction was completed in 1991. Located in Walton, KY, within the greater Cincinnati metropolitan area, the facility has excellent visibility from the interstate highway from its elevated hilltop position.

## LOCATION

This property is located 15 miles south of Cincinnati on a hill top overlooking the intersection of Richwood Road and Interstate 71/75. There are on and off-ramps to Richwood Road from north and southbound traffic. Within a 3 mile radius of the property the 2008 population estimate was 21,590, with an average household income of \$109,188 (median of \$84,924) which ranks the area above the nationwide average.

Nearby businesses include fast food, gas stations and other retail services including a bank. Dixie Highway, the original north-south roadway through the area, is just one-quarter mile east of the interstate highway. The Walton Towne Center opened in 2008 and features a retail and grocery anchors. Planned additions for 2009 include the new firehouse for the Walton Fire Protection District, and food service businesses.

The greater Cincinnati metropolitan area encompasses Northern Kentucky, Southeast Indiana and Southwest Ohio. According

to 2007 estimates it is the 24th largest US metropolitan area with a population of more than 2 million. The area is surrounded by three of the nation's major interstate systems – I-75, I-71 and I-74. The Cincinnati region ranks in the nation's Top 10 markets for Fortune 500 headquarters per million residents and has a high concentration of companies in a number of key industries, including aerospace, automotive, biotechnology, brand design & creative services, chemistry, financial services, IT services and consumer goods.



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)