



WEST MIFFLIN, PENNSYLVANIA



PROPERTY DETAILS

Address:	2016 Lebanon Road West Mifflin, Pennsylvania
Year Built:	1983
Total Units:	816
Net Rentable:	99,595 sq. ft.
Acres:	5.699

PROPERTY OVERVIEW

This property is an approximately 816 unit self storage facility situated on approximately 5.7 acres offering 99,595 square feet of leasable space in two one-story buildings and two two-story buildings, with a two-story office and residence apartment. The units include drive-up accessible units, climate controlled units, RV/boat parking and security features. Construction was completed in 1983.

LOCATION

The property is located seven miles south of downtown Pittsburgh at the intersection of two primary arterial roads between a shopping mall and the Allegheny County Airport on State Route 885 – a primary local transit route. Within a three-mile radius of the property the 2009 population estimate was 64,449, with an average household income of \$63,333, ranking the area above the national average.

The Pittsburgh metropolitan area is the second most populous metropolitan area in Pennsylvania with an estimated population of 2,355,712 as of 2007. The city is consistently ranked high in livability surveys. In 2009, Pittsburgh was named most livable city in the United States and 29th-most-livable city worldwide by The Economist. Pittsburgh House Price index, as reported by the FHFA, has sustained positive growth for every quarter since Q3 1995 to the most current reported Q2 of 2009. The city's downtown retains substantial economic influence, ranking 25th in the nation for jobs within the urban core and 6th in job density.

While Pittsburgh is historically known for its steel industry, today its economy is well diversified among several industries including healthcare, education, technology, robotics, and financial services. It is home to a number of corporate headquarters including Westinghouse, H. J.

Heinz Company and PNC Financial Services, as well as major offices for Google, American Eagle Outfitters and The Bank of New York Mellon.

In 2008 Forbes magazine listed Pittsburgh as the 13th best city for young professionals to live.



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)