


PROPERTY DETAILS

Address:	16400 State Road 84 Weston, Florida
Year Built:	2005
Total Units:	651
Net Rentable:	52,096 sq. ft.
Acres:	1.97

PROPERTY OVERVIEW

Located in Weston, Florida, this four-story property is entirely climate controlled and contains approximately 52,096 rentable sq ft in 651 units plus elevators, interior loading area and an office. Construction was completed in 2005 with later upgrades made to some of the interior space. The property is located twenty miles west of downtown Ft. Lauderdale and 33 miles north of Miami, FL, and receives strong visibility from both I-75 and State Road 84. State Road 84, located just north of the facility, connects the area to the Florida Turnpike and Interstate 95.


LOCATION

The city of Weston is located in western Broward County on Florida's populous southeast coast. Weston has been experiencing substantial growth in both the commercial and residential sectors in recent years. Growth and development are evident in the new construction occurring in the overall market. Since 1990, growth of households within a five mile radius has been nearly 2.5 times, while population has increased by a factor of 2.6. Due to the recent development of the Weston community, the city has become a desirable environment for dining, nightlife and shopping among the community's many shopping plazas.

Weston was incorporated in 1996 and in 2006 Money Magazine ranked Weston 20th in America in the "Biggest Earners" category. It was also ranked as the city with largest job growth in Florida. According to the 2008 CNNMoney.com estimate, the median income

for a household in the city is \$91,148. As of 2007, the U.S. Census estimated population for Broward County was approaching 1.8 million.



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)