



PROPERTY DETAILS

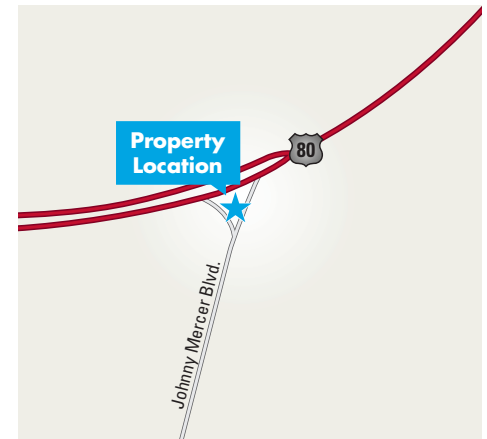
Address:	4777 Hwy. 80 E., Wilmington Island, GA 31410
Year Built:	1999
Total Units:	570
Net Rentable:	69,400 sq. ft.
Acres:	3.48

PROPERTY OVERVIEW

The property comprises of 69,355 ± square feet of rentable area in 572 self storage units built on a 151,589-square foot parcel of land located at 4777 Highway 80 East, Wilmington Island, Chatham County, GA 31410. The facility was built in 1999. The property amenities include surveillance cameras, individual locks, climate control units, keypad entry and on site management. The property also contains an office and apartment for a resident manager.

LOCATION

The property is situated behind a Wal-Mart big box retail store. The subject and the Wal-Mart are part of a larger retail development that includes a Publix-anchored neighborhood shopping center (which includes a number of strip and mid-box retail stores and outparcels). Also located in a growing area of the eastern Savannah MSA known as Wilmington Island. As previously mentioned, The property's local area is composed of a combination of commercial and light industrial uses along primary roads, with residential uses and some light industrial uses located along secondary roads.



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)