



PROPERTY DETAILS

Address:	14518 Lee Rd., Chantilly, VA 20151
Year Built:	1985
Total Units:	809
Net Rentable:	72,276 sq. ft.
Acres:	3.32

PROPERTY OVERVIEW

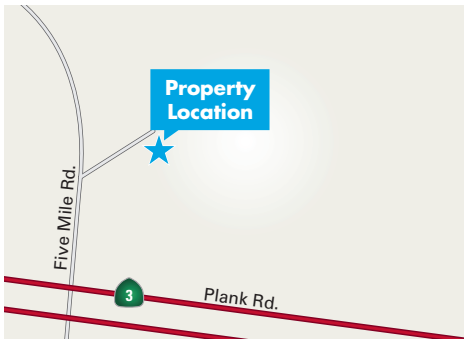
The subject property is Americana Self Storage, an existing 2-story self storage facility comprised of 72,276± square feet of rentable area in 809 self storage units built on a 144,619 square foot parcel of land and located at 14518 Lee Road, Chantilly, VA 20151. The facility was built in 1985 and is generally in average condition. The property is 42% exterior access drive up units with the remainder being interior access units. The property does not offer climate controlled units.

LOCATION

The Route 28 South area is predominately a commercial district with numerous business and industrial parks that line the U.S. Route 50 and Route 28 corridors. Most of these parks originally date from the mid-1980s although some have been constructed more recently. Parks include Layette Business Center, Avion Business Park, Dulles Business Park, Sullyfield Commerce Center, Brookfield Business Park, Flint-Lee Industrial Park, Dulles International Center and Westfields.

restaurant, jogging paths, tennis courts, and athletic fields. The park is divided into two distinct components divided by Route 28, with the eastern section primarily comprised of low-rise office and office/warehouse uses and the western portion featuring mid-rise corporate headquarters and Class A office buildings.

The most prominent land use in the area is Washington Dulles International Airport. Located just north of the subject property on 11,000 acres in western Fairfax County and eastern Loudoun County, it is one of the fastest growing airports in the country. The airport has undergone tremendous increased activity in recent years and served more than 23 million passengers in 2010.



The largest and most prestigious of the business parks is the Westfields Corporate Center. The largest and most prestigious of the business parks is the Westfields Corporate Center. It is a 1,100-acre office park developed in the 1980s by Henry Long Company and located on both sides of Route 28, south of Willard Road and U.S. Route 50. The park includes several corporate headquarter buildings, a colonial style conference center with 48,000 square feet of meeting space, an award-winning

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)