



PROPERTY DETAILS

Address:	1108 18th St. NE, Hickory, NC 28601
Year Built:	1996-2000
Total Units:	599
Net Rentable:	70,625 sq. ft.
Acres:	4.65

PROPERTY OVERVIEW

The property is a 599 unit self storage facility located at 1108 18th Street NE, Hickory, Catawba County, North Carolina consisting of 599± storage units totaling 70,625± square feet, 8 storage buildings (6 single, 2 bi-level) as well as an office. In addition, the subject has 39± open RV parking spaces amounting to 6,496± square feet. The property incorporates a leasing office (600± square feet), integrated panels for key pad entry, surveillance cameras, asphalt paving, concrete walkways and mature landscaping. Of the subject's 599± storage units, approximately 123± are climate controlled and 476 non climate-controlled.

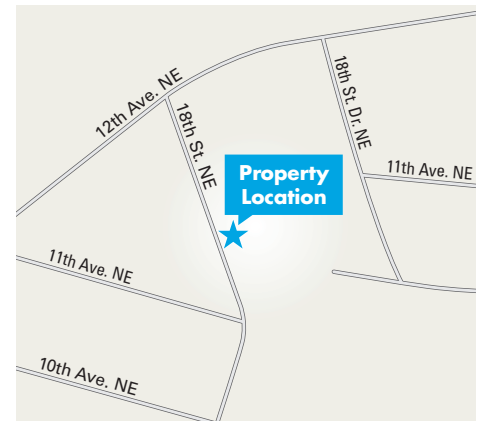
Avenue NE, one of the main diagonal arterials in Hickory, with a high level of commercial activity. The site has good access, visibility and location within an established neighborhood. The areas to the North and West of the property are commercial, with single family residential areas to the South and East.

Hickory is the largest city. Catawba County itself is generally considered the anchor of economic hub of the Hickory-Lenoir- Morganton MSA, which is comprised of Caldwell, Burke, Alexander and Catawba counties.

LOCATION

The subject is located in the northeast corner of 18th Street Northeast and 11th Street Northeast in Northeastern Hickory. The site is situated with frontage along 18th Street NE, and it is located adjacent to the east of 12th

Catawba County, named for the Catawba Tribe of Native Americans, is located in Northwestern North Carolina. The county is within the foothills of the Blue Ridge Mountains, and along the western edge of North Carolina's Piedmont Crescent. Catawba County contains approximately 405 square miles of land area at a general elevation of 1,163 feet above mean seal level. The county contains eight incorporated municipalities including Brookwood, Catawba, Claremont, Conover, Long View, Maiden, Newton, and Hickory. Although Newton is the County seat,



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)