



#### PROPERTY DETAILS

|               |                                              |
|---------------|----------------------------------------------|
| Address:      | 782 King George Blvd.,<br>Savannah, GA 31419 |
| Year Built:   | 2002                                         |
| Total Units:  | 588                                          |
| Net Rentable: | 68,440 sq. ft.                               |
| Acres:        | 4.53                                         |

#### PROPERTY OVERVIEW

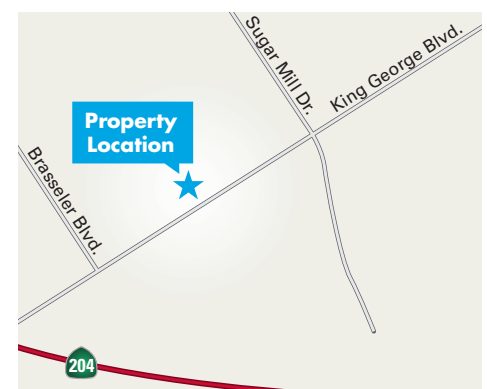
The property is an existing self storage facility comprised of 43,775 ± square feet of rentable area in 361 self storage units built on a 205,168-square foot parcel of land located at 782 King George Boulevard, Savannah, Chatham County, GA 31419. The facility was built in 2001. Amenities include surveillance 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 subject property is located along the northwest side of King George Boulevard, approximately 1/4-mile northeast of its intersection with Abercorn Street (Highway 204) in southwestern metro Savannah. This location is about four miles east/southeast of the I-95 and Abercorn Street interchange, and about nine miles southwest of downtown

Savannah. The primary local roadways in the area include Abercorn Street (the primary commercial corridor in the area), Ocean Highway/Ogeechee Road (U.S. Highway 17) and Veterans Parkway. Regional: Interstate 95 provides regional ingress and egress, with the nearest access point being approximately 3.5 miles west of the subject via the I-95 and Abercorn Street interchange. Mass transit (bus service) is available within the subject neighborhood via CAT (Chatham Area Transit). Adjacent uses to the property include a True Value hardware store, small light industrial improvements and vacant, wooded land to the southwest. To the northeast are light industrial improvements office/warehouse/distribution facility, and vacant, wooded land. Single-family residences are to the northwest and King George Boulevard followed by office improvements to the southeast. The subject is located in a growing area of the southwestern

Savannah MSA. As stated previously, 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. Vacant land is available for development within the subject neighborhood, with some still available along primary thoroughfares.



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)