



MORGANTON , NORTH CAROLINA



PROPERTY DETAILS

Address: 1420 Bethel Rd., Morganton, NC 28655

Year Built: 2001-2005

Total Units: 411

Net Rentable: 52,250 sq. ft.

Acres: 9.47

PROPERTY OVERVIEW

The property is located on the northwest corner of Bethel Road and Bethel Lane, 0.22 of a mile north of I-40 in eastern Morganton. The facility consists of a 411± storage units (52,250± square feet), 8 buildings (7 single, 1 bi-level) plus an office. In addition, the property has 17± carport spaces and 17± open RV parking spaces amounting to 8,840 square feet. The buildings are enclosed by chain link fencing and the property entrance and fire exit exhibit wrought iron fencing.

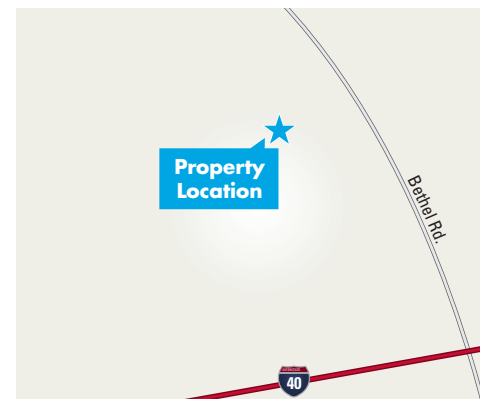
LOCATION

The property is located on the northwest corner of Bethel Road and Bethel Lane, 0.22 of a mile north of I-40 in eastern Morganton. Due to the size of Morganton, the neighborhood is considered to encompass the entire city of Morganton. The property itself has frontage on Bethel Road and Bethel Lane and has good visibility from Bethel Road, Bethel Lane and

I-40. The areas to the north and west of the property are single-family residential, to the south is vacant land and I-40 and to the east is vacant land and a horse farm.

Morganton is located approximately 25 miles west of Hickory and is the county seat for Burke County which is part of the growing "Unifour Region" including Burke, Caldwell, Catawba and Alexander Counties in western North Carolina. Burke County is the largest county in Western North Carolina and occupies 511 square miles. Located at the foot of the Blue Ridge Mountains, Morganton is located on the northern margin of Interstate 40, which bisects Burke County. Other major highways include U. S. Highway 64, U. S. Highway 70, as well as N. C. Highway 18, N. C. Highway 181 and N. C. Highway 126. This network of highways, in conjunction with paved secondary roads, create convenient transportation throughout Burke County and extending into the bordering

counties of McDowell, Caldwell, Catawba, Cleveland, Avery, Rutherford and Lincoln. Additional ground transportation includes the Southern Railroad, 50 motor freight lines and Continental Trailways and Greyhound bus lines. Airlines within the area include Piedmont Commuter out of Hickory Municipal Airport and the Morganton Lenoir Airport with private facilities.



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)