

PHOENIX II, ARIZONA


PROPERTY DETAILS

Address:	3636 E Washington St. Phoenix, AZ
Year Built:	1974
Total Units:	439
Net Rentable:	73,090 sq. ft.
Acres:	3.3

PROPERTY OVERVIEW

Located at 3636 E. Washington St. in Phoenix, Arizona, the property was refurbished in 1974. Situated on 3.3 acres, the facility consists of six single-story buildings containing 439 units with over 73,000 rentable square feet of self storage, an attached manager's office and apartment. All the units in the facility are drive up accessible.


LOCATION

Approximately ½ mile north of the Phoenix Sky Harbor International airport, the facility is situated within Maricopa County, in the Phoenix-Mesa metropolitan statistical area (MSA). The Phoenix Central Business District is approximately 3 miles west of the property. The local area includes a combination of industrial manufacturing and distribution warehouses as well as residential and commercial space. Due to the industrial nature of the market area, it is also a high employment area. Residents from other neighborhoods commute to the area for employment.

Maricopa County covers an area of 9,226 square miles and is one of the fastest growing counties in the United States. It is also the fourth most populous county in the nation. About 60 percent of the Arizona population resides in Maricopa County with a population of nearly four million which is expected to double by the year 2020. Phoenix's demographic traits reflect an area with strong population growth, a favorable climate for business, and a greater

than average regional income. The Phoenix region is also currently home to five of the nation's Fortune 500 corporations.



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)