



PROPERTY DETAILS

Address:	8900 Murray Ave. Gilroy, California 95020
Year Built:	1999
Total Units:	504
Net Rentable:	63,575 sq. ft.
Acres:	4.5

PROPERTY OVERVIEW

The Gilroy property contains 63,575 net rentable square feet on approximately 4.5 acres. The facility, built in 1999, contains 504 units and 101 open RV parking spaces. The one-story facility is comprised of nine buildings, which feature both interior and drive-up accessible units. Amenities include surveillance cameras, individual locks, climate control units, keypad entry and on-site management.

LOCATION

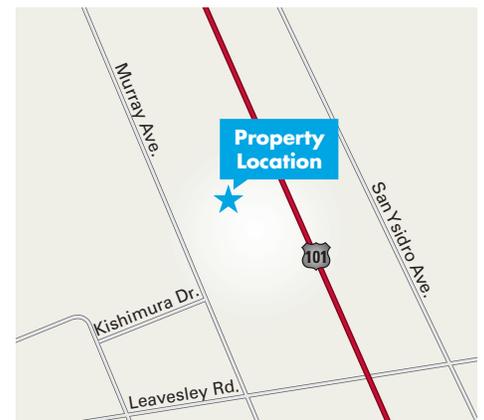
Gilroy is located in Santa Clara County, which, along with neighboring San Mateo County, comprises Silicon Valley. Gilroy, the southernmost city of Santa Clara County, lies at the intersection of US Highway 101 and State Highway 152, and has become a bedroom community of the Silicon Valley to the north. The community saw respectable growth in its infancy, but development slowed

in recent years due to the weakened residential market. With undeveloped industrial acreage in the thousands, Gilroy is seen as a potential destination for Silicon Valley expansion in the near future.

Silicon Valley lies at the south end of the San Francisco Bay in the greater San Jose-San Francisco-Oakland Consolidated Metropolitan Statistical Area. Because of the region's innovation and high-tech industry, it is recognized as one of the most educated areas of the nation and is home to such tech leaders as Cisco, Hewlett-Packard, Intel, Apple, and Oracle, as well as a total of 17 Fortune 500 corporations. Accordingly, Silicon Valley's labor pool is highly skilled and highly compensated, resulting in an exceptionally high average household income of \$115,173.

Because of its proximity to San Francisco's lifestyles and amenities, Santa Clara County is

a highly desirable destination. Because of the region's technology and innovation industries, Santa Clara County will likely continue to attract a highly skilled and educated workforce over the long term.



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)