



PROPERTY DETAILS

Address:	30 Terrace Road Ladera Ranch, California
Year Built:	2003
Total Units:	949
Net Rentable:	101,894 sq. ft.
Acres:	3.7

PROPERTY OVERVIEW

The Ladera Ranch property sits on approximately 3.7 acres and contains 101,894 net rentable square feet and 949 units. The facility was built in 2003 and consists of two two-story buildings and two one story buildings. These buildings both contain interior and drive-up accessible units, the facility also contains 30 RV parking spaces. In the front of the building sits the reception and managers office. Office amenities include surveillance cameras, individual locks, motion sensed lights, climate control units, keypad entry and on site management.

LOCATION

Ladera Ranch is located in south Orange County, California just outside the city limits of San Juan Capistrano, Rancho Santa Margarita and Mission Viejo. It is located along Antonio Parkway and Crown Valley Parkway. Construction of the community began in 1999 on portions of the O'Neill, Avery, & Moiso

family's 23,000 acre Rancho Mission Viejo cattle ranch, the largest remaining working ranch in Orange County. The community has not reached buildout yet, however it is expected to within 2013.

Orange County is located in the Los Angeles-Long Beach - Santa Ana Metropolitan Statistical Area which is further divided into the two metropolitan divisions, the Los Angeles-Long Beach - Glendale and Santa Ana - Anaheim - Irvine. Ladera Ranch is located in the Santa Ana - Anaheim - Irvine metropolitan division and consists solely of Orange County and encompasses 34 incorporated cities. While the metro area covers a small geographical area along the coast, Orange County is the second-most populous county in California after Los Angeles County.

As a bedroom community of Los Angeles, Orange County is among the most affluent metro areas in the nation and is primarily a

suburban area, except for some traditional downtown areas. Downtown areas include Anaheim, Santa Ana, Orange, Huntington Beach, and Fullerton. While Santa Ana serves as the governmental center of the county, Anaheim is the main tourist destination, and Irvine is the major business and financial hub. Orange County serves as headquarters to four 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)