



PROPERTY DETAILS

Address:	733 S. Racetrack Rd., Las Vegas, NV 89015
Year Built:	1997
Total Units:	455
Net Rentable:	55,025 sq. ft.
Acres:	2.56

PROPERTY OVERVIEW

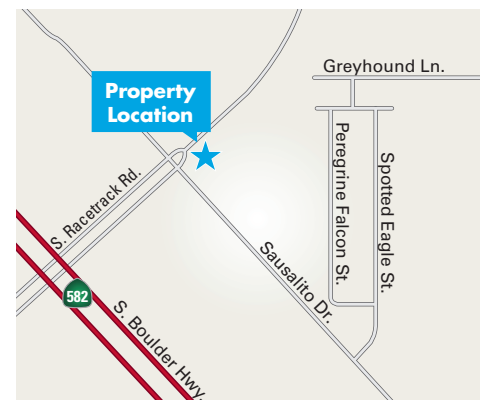
The subject property is a 455-unit self-storage facility, built in 1997. It is located on a 3.87-acre site in Henderson, NV. The subject site is improved with two commercial buildings with a total of 55,025 rentable square feet of self-storage units and 55 exterior RV storage spaces. Additional improvements consist of a management office, second floor manager's apartment, cell tower, and covered RV parking spaces.

LOCATION

The subject property is located in the southeast portion of the city of Henderson, in Clark County. The subject property is located at the southeast corner of S. Racetrack Road and Sausalito Drive. Property is situated just east of S. Boulder Highway, one of the primary north/south arterials serving the area. The McCarran International Airport is located approximately 16 miles northwest of the subject and Las Vegas Boulevard (The Strip) is located approximately 18 miles northwest of the subject. The subject's immediate neighborhood is

characterized as a mixed use area with single and multi-family residential uses and commercial uses along Racetrack Road and S. Boulder Highway. There is a substantial amount of residential development located in the subject's market area, the uses present in the subject's immediate area include single-family homes, apartment complexes and condominium developments. Detached single-family uses comprise 49.3% of the development present in the neighborhood, while developments with 20 or more units make up 7.3% and manufactured housing communities make up 12.1%. The majority of the development was built-out between the 1980s and 2000s. The neighborhood is well-established and there is abundant vacant land for future development. Community services and facilities are readily available in the surrounding area. These include public services such as fire stations, hospitals, police stations, and schools (all ages). Public transportation is available throughout the area. There are a number of parks, golf courses, and other recreational

facilities in the area. Sue Morrow Elementary School is located less than 1/2 mile northeast of the subject. Foothill High School is located approximately 2.5 miles southwest of the subject. In addition, the College of Southern Henderson is located approximately one mile southwest of the subject and Nellis Air Force Base is located approximately 22 miles north. Road systems are average to good throughout the Las Vegas area, providing adequate access to surrounding communities.



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)