



PROPERTY DETAILS

Address:	5550 Timuquana Rd. Jacksonville, FL 32210
Year Built:	2009
Total Units:	479
Net Rentable:	66,725 sq. ft.
Acres:	5.31

PROPERTY OVERVIEW

The subject property is an existing self storage facility comprised of 66,725 ± square feet of rentable area in 479 self storage units built on a 231,129 square foot parcel of land located at 5550 Timuquana Road, Jacksonville, Duval County, FL 32210. The facility was built in 2009 and is generally in good condition. Most units have interior climate controlled units with some drive-up access, non-climate controlled units. Project amenities include surveillance cameras, individual locks, climate control units, and on site management. The property also contains 10 outside parking spaces and 36 RV parking spaces.

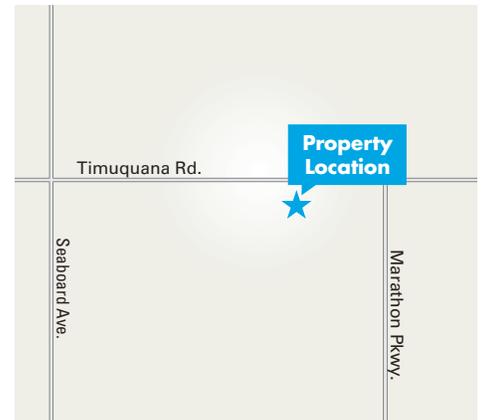
LOCATION

The property is located in Duval County, within the greater Jacksonville area. Generally, the boundaries of the immediate area are Ortega Farms Boulevard to the north, 118th Street to the south, Blanding Boulevard to the west and the St. Johns River

to the east. Other local landmarks include the Jacksonville International Airport, which is located 25.9 miles to the northeast, and the Central Business District is 11.6 miles northeast the subject property.

The properties local area is composed of commercial and retail buildings along the main arterial roadways and single and multifamily dwellings are located on the secondary adjacent and abutting roadways. Residences within the immediate neighborhood are predominantly single and multifamily homes. Surrounding the subject is a mobile home park to the east, across Timuquana Road to the north is vacant land and free-standing commercial buildings, to the west is a restaurant/bar, a parcel of vacant land, and a multifamily residential development, and to the south is a retention lake and a multifamily residential neighborhood. Jacksonville Naval Air Station (NAS), located 2.0 miles southeast of the subject property, is a multi-mission base

and is the third largest naval installation in the United States. It is also a major employer on Jacksonville’s west side. Overall, the subject is situated in a mature suburban location that is poised for the long-term with the combination of retail and residential land uses. The subject’s location is benefited by good regional accessibility and local access, and is poised to serve the local residents.



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)