



PROPERTY DETAILS

Address:	3200 Route 37 East, Toms River, NJ 08753
Year Built:	2006
Total Units:	620
Net Rentable:	59,090 sq. ft.
Acres:	2.86

PROPERTY OVERVIEW

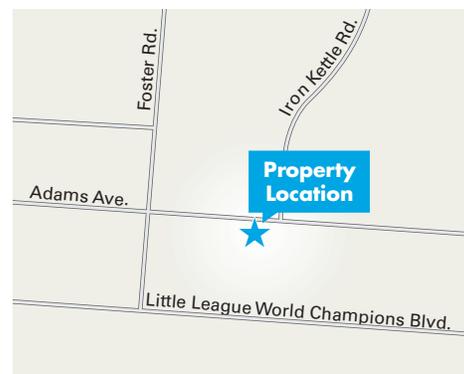
The property is a an existing self storage facility comprised of 59,090± square feet of rentable area in 620 self storage units built on a 124,582-square foot parcel of land located at 3200 Route 37 East, Toms River, Ocean County, NJ 08753. The facility was built in 2006. The units are a combination of exterior (drive-up) access along the perimeter and interior, climate controlled. Amenities include surveillance cameras, individual locks, keypad entry and on-site management. The property also contains an office for a manager.

New York City region. Toms River is located in a transition zone from suburban to rural land use. Automobile use is the overwhelming mode of transportation in the subject area. The Garden State Parkway traverses through Toms River in a north-south direction, intersecting with another major north-south arterial, Route 9. Other primary routes include 35, 37, 70, and 166. The subject property is located near the southeastern corner of Toms River near the township boundary at Barnegat Bay and the Thomas Mathis Bridge, which provides access over the bay to Seaside Heights. The surrounding area is characterized by full development along Route 37, although less commercial and more residential development than the portion of Route 37 closer to the Garden State Parkway (to the east). Toms River is located about 70 miles south of New York City and 60 miles east of Philadelphia. The municipality contains 52.9 miles and a population of about 100,000. It is the largest

community in Ocean County, and the eighth most populous in the state. It is also one of the fastest growing. In 2006, the township earned the title of "America's Safest City", out of 371 cities included nationwide in the 14th annual Morgan Quitno survey. Major landmarks in the area include Ocean County College, Ocean County Mall, Bey-Lea Municipal golf course, and Cattus Island County Park.

LOCATION

The property is located within the jurisdiction of the Township of Toms River. The community was renamed from Dover Township in 2006. Toms River is located in the east-central portion of Ocean County, near the Atlantic Ocean. It is a distant commute to New York City, located at the periphery of the Metropolitan



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)