



PROPERTY DETAILS

Address:	2244 S. Western Ave. Chicago, Illinois
Year Built:	2004
Total Units:	590
Net Rentable:	59,000 sq. ft.
Acres:	2.7

PROPERTY OVERVIEW

Located near southwest side of the city, this single-story property contains approximately 59,000 square feet of net rentable space and 590 self storage units. The property is located in the densely populated Pilsen neighborhood near Cermak Road, which is one of the busiest intersections in the city. Converted to self storage use in 2004, the facility features spacious interior loading docks, and ample customer parking. Security features include 24/7 digital surveillance, video monitors, digital keypad access and perimeter fencing throughout the property.

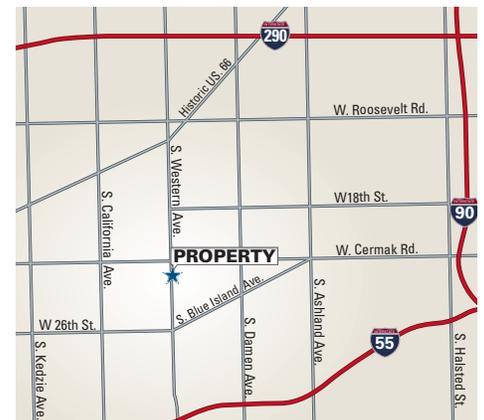
LOCATION

Chicago is the largest incorporated area within the Chicago Region and is the seat of Cook County. The city is a major Great Lakes port and is considered the commercial, financial, industrial, and cultural center of the Midwest. The Chicago Region is a major warehouse and distribution hub, supported by its comprehensive network of highway, water, rail and air routes. Its strategic location in the middle of the country and at the intersection of major interstate highways, rail lines, and air-routes makes

Chicago an attractive locale for corporate headquarters, regional offices, warehouse/distribution facilities, and manufacturing facilities. Fifty-six of the nation's Fortune 500 corporations are headquartered in the Chicago Region such as Boeing, Walgreens, Sears Holdings, Kraft Foods, Allstate, Motorola, Abbott Laboratories, McDonald's and United Airlines (UAL). Chicago's metropolitan region ranks as the third-largest in the United States with a population over 9 million in the nine-county region, and Chicago boasts a population of nearly 3 million. Chicago is comprised of a slightly younger population that is better educated and better compensated compared to the U.S. population. This population supplies a large and well diversified economy with the third-largest labor pool in the nation.

The Western Avenue property is located on a heavily traveled street in the densely populated neighborhoods of Pilsen and Little Village. The Pilsen and Little Village neighborhoods are two of the most densely populated neighborhoods in Chicago with over 380,000 people living within a three-mile radius of the property. The

neighborhoods feature vibrant commercial businesses, great access to transportation and excellent proximity to downtown Chicago. The Western Avenue and Cermak Road intersection is one of the busiest intersections in the City of Chicago. Western Avenue is a primary north/south thoroughfare that generates over 31,800 vehicles passing by the facility per day. A shopping center featuring Staples, Pete's Fresh Market, Sally Beauty Supply, Discovery Clothing Store and a Fifth Third Bank is located immediately north of the property.



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)