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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



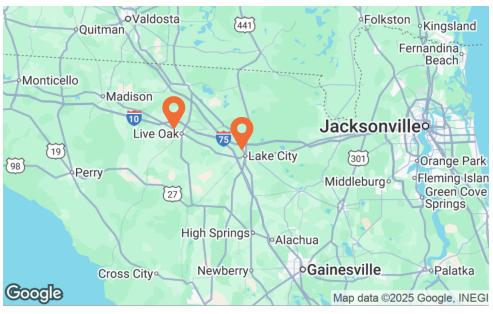
FREEDOM STORAGE PORTFOLIO



PROPERTY HIGHLIGHTS

- Growing Markets: Lake City (~35,000; CSA 250,000+) and Live Oak (~7,000; county 40,000+)
- Expansion Potential: Lake City 3 acres for Expansion; Live Oak Warehouse Conversion
- High Traffic & Visibility: US 41 (~9,300 VPD) Lake City; US 90 (~8,600 VPD)
 Live Oak near Publix

SALE PRICE:	\$2,385,000
NUMBER OF UNITS:	200
BUILDING SIZE:	22,674 SF
ACRES:	5.64



PROPERTY DESCRIPTION

SVN is pleased to present the **Freedom Storage Portfolio**, a two-property self-storage opportunity located in Lake City and Live Oak, Florida. Together, the portfolio consists of 200 units across nearly 23,000 square feet with strong market positioning, recent capital improvements, and multiple avenues for growth.

The Lake City facility consists of 89 units across 9,100 square feet on 3.76 acres. A major highlight of this location is the three acres of expansion land, which can accommodate up to 45,000 square feet of additional storage. Recent upgrades include **new roofs, fresh paint, and modernized lighting.** Positioned along US Highway 41 with over 9,300 vehicles per day and only one competitor within a three-mile radius, the site benefits from excellent visibility and limited competition. The Live Oak facility features 111 units totaling 13,574 square feet, including a warehouse on 1.88 acres. Similar to Lake City, this property has also undergone improvements with **new roofs, paint, and lighting**. The warehouse provides flexible conversion potential or additional rentable space, further enhancing the investment's upside. Located on US Highway 90 with over 8,600 vehicles per day and close proximity to Publix and other major retailers, the site enjoys a strong consumer draw and daily traffic flow.

The Freedom Storage Portfolio presents investors with a **well-maintained**, stabilized asset package in two **growing North Florida markets**. With expansion land, conversion potential, and recent capital improvements already completed, this offering delivers immediate income with significant long-term value-add opportunities.

LAKE CITY



















LIVE OAK













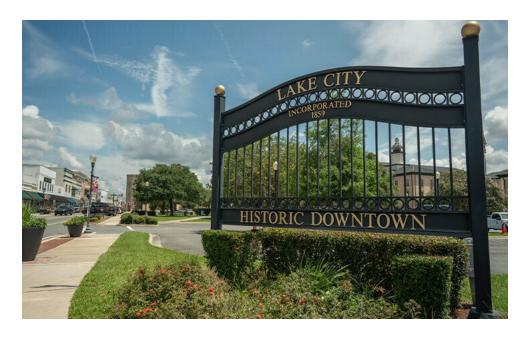








LOCATION DESCRIPTION

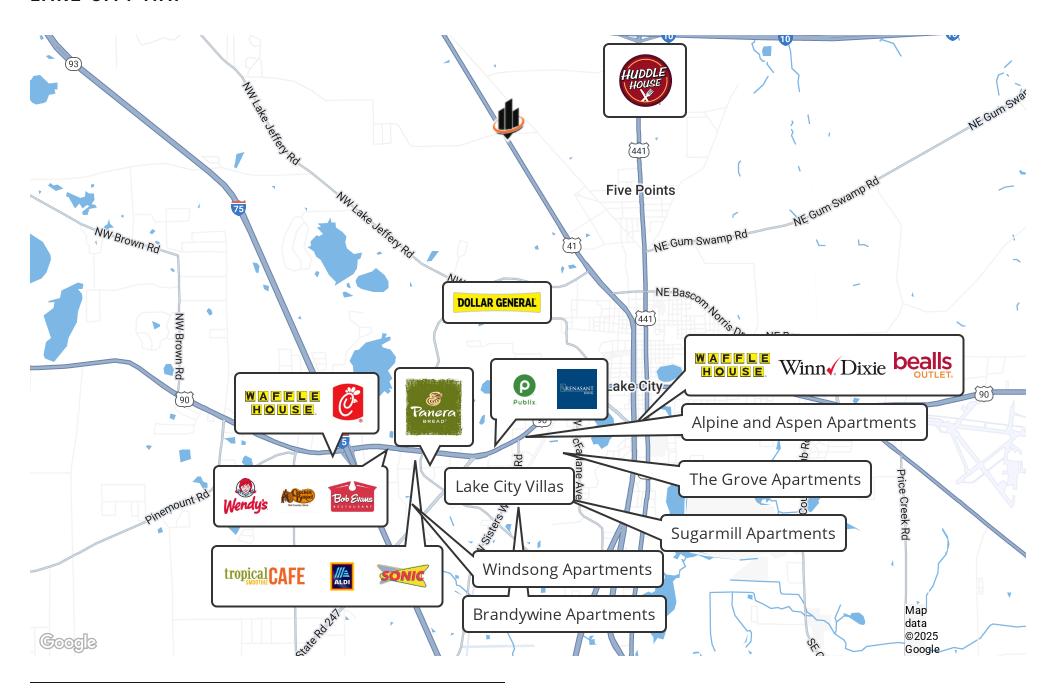




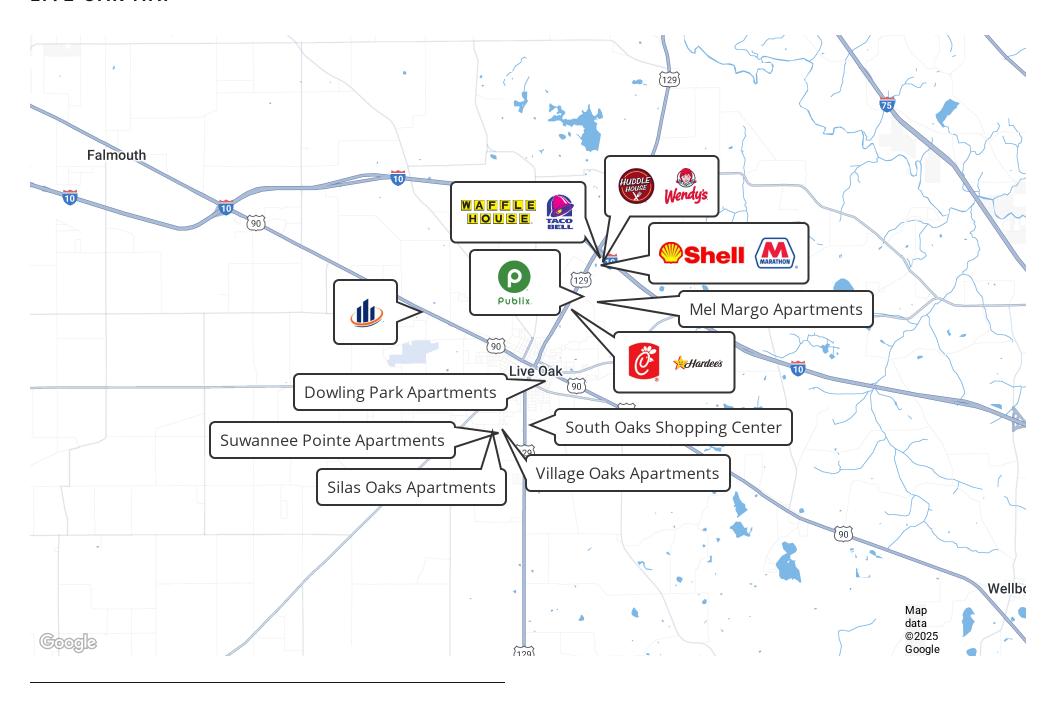
LOCATION DESCRIPTION

These Freedom Storage facilities are strategically located in Lake City and Live Oak, Florida, two growing North Florida markets with strong regional demand. Lake City, with a population of roughly 35,000 and over 250,000 in the surrounding Columbia and Suwannee counties, serves as a regional hub with major employers such as Anderson Columbia, Florida Gateway College, and HUB Industrial Supply. The city also supports robust retail activity, anchored by Lake City Mall and national tenants like TJ Maxx, Ross, Aldi, and Panera Bread, while household growth and rising rental demand support continued self-storage need. Live Oak, the county seat of Suwannee County, has a population of about 7,000, with a broader service area exceeding 40,000, and is supported by employers including First Federal Bank of Florida and the Suwannee County School District. Both communities are easily accessible via I-75, offering convenient access for residents, businesses, and seasonal visitors, creating strong and consistent demand for selfstorage. Limited local competition, combined with available expansion acreage at the Lake City facility, positions these properties for ongoing growth and valueadd opportunities.

LAKE CITY MAP



LIVE OAK MAP





	Freedom S	torage Portfolio			
	T-12 thru May 2025	2025 Projected	Gross Possible Projected	Gross Possible Projected with Expansion (45,000 SF)	Note: \$80 /month rate on 10 x 10= \$9.60 per SF per year x 45,000 more SF x 90% occ = \$388,000
Gross Income	\$ 194,953	\$ 197,592	\$ 257,040	\$ 645,840	
Other Income (Warehouse Space)	\$25,226.00	\$28,200.00	\$28,200.00	\$82,200.00	
Gross 1	\$220,178.58	\$225,792.00	\$285,240.00	\$728,040.00	
GROSS INCOME	\$220,178.58	\$225,792.00	\$285,240.00	\$728,040.00	
EXPENSES					
ESS Fees	\$12,352.00	\$12,352.00	\$12,352.00	\$30,000.00	
Insurance	\$15,834.00	\$15,834.00	\$15,834.00	\$21,000.00	
Management	\$17,316.00	\$17,316.00	\$17,316.00	\$17,316.00	
Real Estate Taxes	\$9,269.00	\$9,269.00	\$9,269.00	\$15,000.00	
BOTG & Maintenance	\$10,323.00	\$10,323.00	\$10,323.00	\$10,323.00	
Marketing	\$4,590.00	\$4,590.00	\$4,590.00	\$4,590.00	
Utilities	\$3,148.00	\$3,148.00	\$3,148.00	\$3,148.00	
Total Expenses	\$72,832.00	\$72,832.00	\$72,832.00	\$101,377.00	
NOI	\$147,346.58	\$152,960.00	\$212,408.00	\$626,663.00	

OCCUPANCY ANALYSIS

LAKE CITY											
Size	# Units	# Occupied	sq ft / unit	sq ft total	Occupied sq ft	Price	Gross Current	Gross Possible	Occupancy %	Area Occ	Economic Occ
Drive-Up 5x10 (5 x 10 x 8)	1	1	50	50	50	\$65.00	\$65.00	\$65.00	100.00%	100.00%	0.00%
Drive Up 5x15 (5 x 15 x 8)	64	44	75	4,800.00	3,300.00	\$73.00	\$3,212.00	\$4,672.00	68.75%	68.75%	68.90%
Drive Up 10x15 (10 x 15 x 8)	11	11	150	1,650.00	1,650.00	\$93.00	\$1,023.00	\$1,023.00	100.00%	100.00%	111.05%
Drive Up 10x20 (10 x 20 x 8)	13	11	200	2,600.00	2,200.00	\$139.00	\$1,529.00	\$1,807.00	84.62%	84.62%	80.06%
	89	67		9100			\$5,829.00	\$7,567.00			

LIVE OAK											
Size	# Units	# Occupied	sq ft / unit	sq ft total	Occupied sq ft	Price	Gross Current	Gross Possible	Occupancy %	Area Occ	Economic Occ
Drive Up 4x6 (4 x 6 x 8)	7	4	24	168	96	\$45.00	\$180.00	\$315.00	57.14%	57.14%	42.86%
Drive Up 4x8 (4 x 8 x 8)	7	7	32	224	224	\$49.00	\$343.00	\$343.00	100.00%	100.00%	95.95%
Drive Up 5x10 (5 x 10 x 8)	19	16	50	950	800	\$59.00	\$944.00	\$1,121.00	84.21%	84.21%	85.29%
Drive Up 8x10 (8 x 10 x 8)	15	12	80	1,200.00	960	\$79.00	\$948.00	\$1,185.00	80.00%	80.00%	80.00%
Drive Up 8x18 (8 x 18 x 8)	28	22	144	4,032.00	3,168.00	\$95.00	\$2,090.00	\$2,660.00	78.57%	78.57%	78.57%
Drive Up 10x20 (10 x 20 x 8)	35	34	200	7,000.00	6,800.00	\$119.00	\$4,046.00	\$4,165.00	97.14%	97.14%	94.29%
	111	95		13574			\$8,551.00	\$9,789.00			

TOTAL	200	22,674



LAKE CITY

Sq Ft per Capita

2022 Sq Ft per Capita	3.89
 2024 Sq Ft per Capita 	3.86
2026 Sq Ft per Capita	3.82

\$55.7k

Median Household Income

\$74.6k

Average Household Income

LIVE OAK

Sq Ft per Capita

 2022 Sq Ft per Capita 	7.07
 2024 Sq Ft per Capita 	6.98
2026 Sq Ft per Capita	6.88

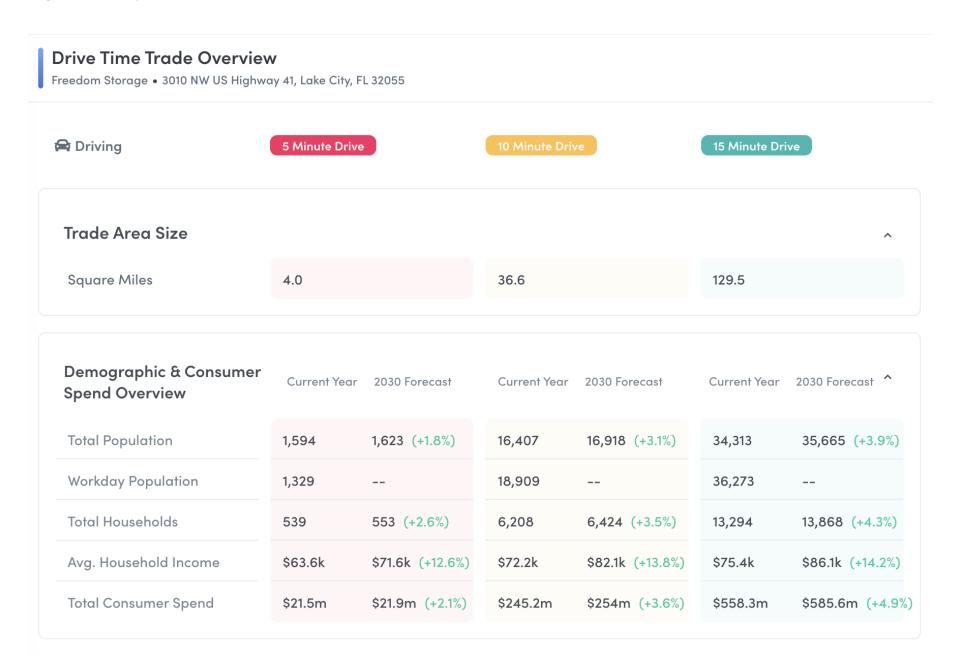
\$55.1k

Median Household Income

\$73.5k

Average Household Income

LAKE CITY DRIVE TIME TRADE AREA



LIVE OAK DRIVE TIME TRADE AREA

Drive Time Trade Overview Freedom Storage • 13308 US Highway 90, Live Oak, FL 32060 Driving 5 Minute Drive 15 Minute Drive Trade Area Size Square Miles 5.3 33.1 91.2 Demographic & Consumer Current Year 2030 Forecast ^ Current Year 2030 Forecast Current Year 2030 Forecast **Spend Overview Total Population** 2,673 2,785 (+4.2%) 10,999 (+4.5%) 15,231 (+4.8%) 10,524 14,534 **Workday Population** 2,593 9,899 14,615 Total Households 957 4,084 (+4.8%) 5,427 5,701 (+5.0%) 1,000 (+4.5%) 3,897 Avg. Household Income \$70.7k \$79.6k (+12.6%) \$72.3k \$81k (+12.1%) \$73.8k \$82.4k (+11.7%) **Total Consumer Spend** \$107.7m (+7.0%) \$15.2m \$16.4m (+7.4%) \$100.7m \$159m (+7.0%) \$148.6m Source: AlphaMap.com





KRISTEN ASMAN

Vice President & Broker of Brokerage Services

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PROFESSIONAL BACKGROUND

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelor's Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but has specialized for many years in the sale of Self-Storage Properties nationwide.

Kristen Asman Product Council Chair of the SVN National Self Storage Team and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

EDUCATION

Bachelor of Science, Accountancy, Miami University Hondros School of Real Estate

MEMBERSHIPS

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KATELEIGH CALLOWAY

Advisor

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PROFESSIONAL BACKGROUND

Originally from Birmingham, AL, Kateleigh Calloway is a graduate of Auburn University with a Bachelor of Science in Marketing and Finance. She has been an advisor with SVN for over three years, specializing in self storage investment sales and tenant representation. Kateleigh represents the SVN National Self Storage Team across the Southeast, an industry-leading group that has closed over \$1 billion in transactions nationwide. She is also a member of the National Self Storage Association. Outside of work, she enjoys cooking, traveling, and fishing.

EDUCATION

Bachelor of Science in Marketing and Finance

MEMBERSHIPS

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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Pensacola. He received the NAIOP 2023, 2016 and 2010 "Broker Deal of the Year" Award and the NAIOP "New Development of the Year" in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2023. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. Michael is the 2024 CCIM Panhandle District President

Restaurant Background

- •Founded The Restaurant Realty Network and TheRestaurantRealty.com
- •Has the The Restaurant Realty in 10 Podcast and Hosted "The Restaurant Realty Show" weekly on News Radio 1620.
- •In 1999 and 2000 oversaw the acquisition of 120 Hardee's Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- •Was a member of the International Hardee's Franchise Association (IHFA) and on the purchasing committee 2002-2006

EDUCATION

- •Graduated from the University of Arizona with a BS in Business Administration
- •Member of the Alpha Tau Omega fraternity
- •Cheerleader for the University of Arizona from 1987 to 1990.

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