



OFFERING MEMORANDUM
EZ LOCK
STORAGE PORTFOLIO
3 PROPERTY PORTFOLIO
MISSISSIPPI

PRESENTED BY:

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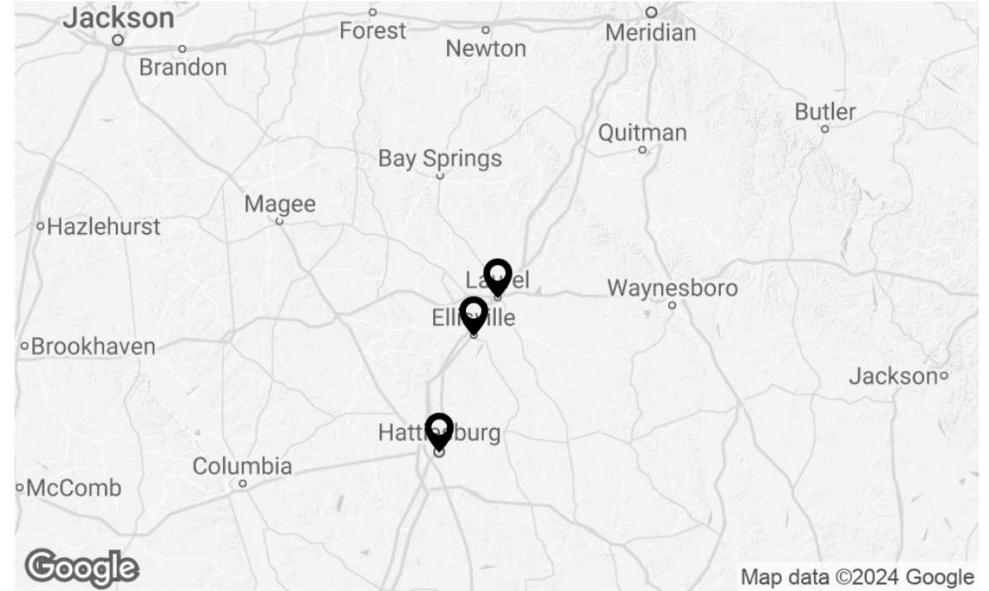
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



SECTION 1
**Property
Information**

MISSISSIPPI STORAGE PORTFOLIO



VIDEO

PROPERTY HIGHLIGHTS

- 4129 HWY 15 N STE 2, LAUREL MS 39440: 29,620 SF, 113 UNITS
- 2298 EDWARDS STREET, HATTIESBURG MS 39401: 21,115 SF, 130 UNITS
- 102 DEASON ST, ELLISVILLE MS 39437: 12,000 SF, 111 UNITS

SALE PRICE:	\$3,050,000
TOTAL UNITS:	354
LOT SIZE:	6.49 Acres
TOTAL SF:	64,235 SF

PROPERTY DESCRIPTION

SVN and SelfStorageSales.com are pleased to present a well-positioned 3-property self-storage portfolio located within a **30-Mile radius** in **Hattiesburg, Ellisville, and Laurel, Mississippi**. **EZ Lock Storage in Hattiesburg** boasts 21,115 square feet and 130 units, offering solid capacity for local storage demand. **EZ Lock Storage in Ellisville** provides 13,500 square feet, 111 units, and a prime retail space, offering investors an additional income stream. **EZ Lock Storage in Laurel** spans 29,620 square feet with 113 units, including **10 retail office spaces**, and also features an **on-site billboard**, providing additional revenue potential. All properties are set up on remote management through StorEdge, ensuring operational efficiency and convenience. This portfolio offers investors a unique opportunity to acquire well-maintained, income-generating facilities with remote management in place, positioned in expanding markets. Significant upside available with **Pro-Forma NOI of \$261,381**.

2298 EDWARDS STREET, HATTIESBURG MS 39401



4129 HIGHWAY 15 N STE 2, LAUREL MS 39440



102 DEASON ST, ELLISVILLE MS 39437





SECTION 2
**Location
Information**

LOCATION DESCRIPTION



HATTIESBURG, ELLISVILLE, AND LAUREL:

This unique self-storage portfolio is strategically located across three thriving cities in Mississippi: Hattiesburg, Ellisville, and Laurel.

Hattiesburg, part of the Hattiesburg MSA with a population of over 150,000, is known as the "Hub City," offering a robust economy fueled by healthcare, education, and a vibrant downtown scene, making it a prime location for storage demand.

Ellisville, home to the renowned Jones College and **part of the Hattiesburg MSA**, enjoys consistent residential growth and a stable local economy, creating long-term opportunities.

Laurel, with a population of over 80,000 in the Laurel MSA, is famous for its revitalized historic district and booming arts and culture scene, attracting both tourists and locals. These locations provide a compelling investment in areas with strong economic underpinnings and ongoing development.

30-MILE RADIUS





SECTION 3
**Financial
Analysis**



Mississippi Portfolio: Hattiesburg, Laurel, Ellisville

Income and Expense

PROPERTY	Hattiesburg	Laurel	Ellisville	Total	Pro-Forma 90% Occupied		
Total SF	21,115	29,620	12,500	63235			
# of Units	130	113	111	354			
Gross Possible Current Rates	\$ 145,920	\$ 205,344	\$ 111,600	\$ 462,864		\$416,577.60	
2023 Actual Gross Income	\$ 87,564	\$ 187,349	\$ 81,601	\$ 356,514			
EXPENSES							
Advertising & Promotion	\$ 1851	\$ 3961	\$ 1725	\$ 7538	2%	\$ 7538	2%
Insurance	\$ 12648	\$ 8892	\$ 12648	\$ 34188	10%	\$ 34188	8%
Management	\$ 5016	\$ 10731	\$ 4674	\$ 20421	6%	\$ 20421	6%
Miscellaneous & Other	\$ 1334	\$ 2854	\$ 1243	\$ 5431	2%	\$ 5431	2%
Office and Administrative	\$ 2873	\$ 6147	\$ 2677	\$ 11697	3%	\$ 11697	3%
Payroll & Burden	\$ 7216	\$ 15439	\$ 6724	\$ 29379	8%	\$ 29379	8%
Real Estate Taxes	\$ 4713	\$ 13412	\$ 4002	\$ 22127	6%	\$ 22127	5%
Repairs & Maintenance	\$ 2627	\$ 5620	\$ 2448	\$ 10695	3%	\$ 10695	3%
Utilities	\$ 3386	\$ 7244	\$ 3155	\$ 13785	4%	\$ 13785	4%
Total Expenses	\$ 41,663	\$ 74,300	\$ 39,297	\$ 155,259	44%	\$ 155259	41%
Net Income	\$ 45,901	\$ 113,049	\$ 42,304	\$ 201,255		\$261,318	

Note: Insurance and Taxes are actual expenses. Other Expenses are based on national average percentages.

HATTIESBURG OCCUPANCY

Size	x	Size	TYPE	# Units	Occupied Units	SF/Unit	Total SF	Occupied SF	Current Rates	Gross Current Rent Roll	Gross Possible Current Rates
5		10	NC	8	6	50	400	300	\$60.00	\$360	\$480
10		10	NC	54	20	100	5400	2000	\$75.00	\$1,500	\$4,050
7		20	NC	1	1	140	140	140	\$75.00	\$75	\$75
10		20	NC	59	44	200	11800	8800	\$100.00	\$4,400	\$5,900
10		30	NC	5	5	300	1500	1500	\$139.00	\$695	\$695
12		25	NC	1	0	300	300	0	\$250.00	\$0	\$250
27		25	NC	1	1	675	675	675	\$210.00	\$210	\$210
30		30	NC	1	1	900	900	900	\$500.00	\$500	\$500
				130	78	2665	21115	14315		\$7,740	\$12,160
									ANNUALLY	\$92,880	\$145,920

LAUREL OCCUPANCY

Size	x	Size		# Units	Occupied Units	SF/Unit	Total SF	Occupied SF	Current Rates	Gross Current Rent Roll	Gross Possible Current Rates
10		10	NC	27	23	100	2700	2300	\$85.00	\$1,955	\$1,955
10		20	NC	75	66	200	15000	13200	\$110.00	\$7,260	\$7,260
20		30	NC	1	1	600	600	600	\$156.00	\$156	\$156
15		32	Office	1	1	480	480	480	\$350.00	\$350	\$350
16		32	Office	1	1	512	512	512	\$1.00	\$1	\$1
13		40	Office	1	1	520	520	520	\$325.00	\$325	\$325
21		40	Office	1	1	840	840	840	\$500.00	\$500	\$500
25		40	Office	1	1	1000	1000	1000	\$595.00	\$595	\$595
28		40	Office	1	1	1120	1120	1120	\$675.00	\$675	\$675
32		40	Office	1	1	1280	1280	1280	\$755.00	\$755	\$755
35		40	Office	1	1	1400	1400	1400	\$815.00	\$815	\$815
41		40	Office	1	1	1640	1640	1640	\$945.00	\$945	\$945
79		32	Office	1	1	2528	2528	2528	\$1,450.00	\$1,450	\$1,450
				113	100	12220	29620	27420		\$15,782	\$15,782
									ANNUALLY	\$189,384	\$189,384

ELLISVILLE OCCUPANCY

Size	x	Size		# Units	Occupied Units	SF/Unit	Total SF	Occupied SF	Current Rates	Gross Current Rent Roll	Gross Possible Current Rates
5		10	NC	21	11	50	1050	550	\$60.00	\$660	\$1,260
10		10	NC	61	30	100	6100	3000	\$75.00	\$2,250	\$4,575
10		15	NC	11	6	150	1650	900	\$90.00	\$540	\$990
10		20	NC	16	14	200	3200	2800	\$100.00	\$1,400	\$1,600
10		30	NC	1	1	300	300	300	\$130.00	\$130	\$130
30		40	Office	1	1	1200	1200	1200	\$750.00	\$750	\$750
				111	63	1950	13500	8200		\$5,070	\$9,305
									ANNUALLY	\$60,840	\$111,660

Management Summary

Saturday, August 31, 2024

L001 - EZ Lock Storage - Hattiesburg, 2298 Edwards Street, Hattiesburg MS 39401 TEL: 601-544-7960

	Daily	Month-To-Date	Fiscal YTD
From	Aug-31-2024	Aug-01-2024	Jan-01-2024
To	Aug-31-2024	Aug-31-2024	Aug-31-2024
Deposits			
Cash	0.00	0.00	0.00
Check	0.00	2,580.00	24,979.25
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	0.00	4,234.39	29,411.46
SubTotal	0.00	6,814.39	54,390.71
Misc Deposit	0.00	0.00	0.00
Total	0.00	6,814.39	54,390.71

Payment Receipts

(Note: Receipts will only match deposits made within the same period. Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	0.00	6,482.39	50,574.71
Recurring	0.00	0.00	0.00
Late Fee	0.00	270.00	2,815.00
NSF Fee	0.00	40.00	40.00
Admin Fee	0.00	20.00	400.00
Insurance	0.00	0.00	0.00
Other	0.00	2.00	561.00
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	0.00	0.00
Tax 1	0.00	0.00	0.00
Tax 2	0.00	0.00	0.00
Total	0.00	6,814.39	54,390.71

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	0.00	271.75	
Current Rent	0.00	5,652.25	
Past Due Rent	0.00	558.39	
Total	0.00	6,482.39	
Current Late Fee	0.00	225.00	
Past Due Late Fee	0.00	45.00	
Total	0.00	270.00	
NSF Reversals	0	1	1
Total	0.00	68.39	68.39

Concessions (Credits Issued)

Rent	0.00	0.00	1,154.30
Rent (Bad Debt)	0.00	220.00	3,593.28
Late Fees	0.00	510.00	4,460.00
Taxes	0.00	0.00	0.00
Other	0.00	90.00	1,356.00
Total	0.00	820.00	10,563.58

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	0.00	0.00
Rent (Non-Expiring)	0.00	903.00	7,172.39

Bad Debts

	0.00	0.00	0.00
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Activity

Move-Ins	0	0	21
Insurance	0	0	0
Move-Outs	0	2	21
Transfers	0	0	5
Rented Area Increase	0	-300	0
Collection Notes	0	24	142
Auctions	0	0	0

Leads

SpareFoot Leads	0	0	2
Phone Leads	0	0	2
Web Leads	0	1	3
Walk-In Leads	0	0	18
Leads Converted	0	0	21

As of Saturday, August 31, 2024

Occupancy	Units	%Units	Area	%Area
Occupied	78	60.0 %	14,315	67.8 %
Vacant*	43	33.1 %	5,400	25.6 %
Unrentable	9	6.9 %	1,400	6.6 %
Complimentary	0		0	

Total	130	100.0 %	21,115	100.0 %
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Waiting List	0	Autobilled**	17	
Overlocked**	16	Insurance**	0	Per Area

Gross Potential Rates ¹		12,160	100.0 %	0.58
Gross Unrentable Unit Rates		795	6.5 %	0.57
Gross Vacant Unit Rates		3,625	29.8 %	0.67
Gross Occupied Unit Rates		7,740	63.7 %	0.54
Gross Complimentary Unit Rates		0	0.0 %	0.00
Actual Occupied Unit Rates ²		6,953	57.2 %	0.49
Occupied Rate Variance		787	6.5 %	0.06
Effective Rate after Concessions ³		6,953	57.2 %	0.49

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	200.00	0	0.0	1.6	2.9
11-30	680.00	5	6.4	5.6	9.8
31-60	55.00	0	0.0	0.5	0.8
61-90	205.00	2	2.6	1.7	2.9
91-120	100.00	1	1.3	0.8	1.4
121-180	0.00	0	0.0	0.0	0.0
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	1,240.00	8	10.3	10.2	17.8

Delinquency (Current tenants >30 days)

Rent	305.00	3	3.8	2.5	4.4
Other	55.00	0	0.0	0.0	0.0
Taxes	0.00	0	0.0	0.0	0.0
Total	360.00				

Liabilities

	Units	Amount
Prepaid Rent	16	1,325.73
Prepaid Insurance	0	0.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

Rent Last Change Units **Rent Variances** Units

0 - 6 Months	17	< 0%	16
6 - 12 Months	15	0 - 15%	41
12 - 18 Months	17	15 - 30%	9
18 - 24 Months	8	30 - 50%	11
> 24 Months	21	> 50%	1
Total	78	Total	78

Owners' Alert

	Total	Tenants	
Standard rates unchanged > 360 days	130	Occupied	78
Tenants rates unchanged > 360 days	45	Insurance	0 0%
Days with payments and no daily close	0	ACH Billed	0 0%
Backdated payments	0	Creditcard	14 18%
Backdated charges	0	Paid Online	9 12%
Deleted payments	0		
Deleted charges	0		
Deleted units	0	Insurance	
Unit size changes	0	Premiums	0.00
Program defaults changes	0	Coverage	0.00

Report Explanation

- (*) Vacancies do not include unrentable units.
- (**) Reported values reflect the current tenant status.
- (1) Gross Pot. Rent = sum of Std.Rental Rates as of the report date
- (2) Actual Occ Rate = sum of actual rental rates for occupied units
- (3) Effective Rate = Actual Occupied Rate - Credits Issued (Rent) - Expiring Discounts
- (4) Leads Converted is a count of unique tenant move-ins

Management Summary

Saturday, August 31, 2024

L002 - EZ Lock Storage - Laurel, 4129 Highway 15 N Ste 2, Laurel MS 39440

TEL: 601-649-9444

	Daily	Month-To-Date	Fiscal YTD
From	Aug-31-2024	Aug-01-2024	Jan-01-2024
To	Aug-31-2024	Aug-31-2024	Aug-31-2024
Deposits			
Cash	0.00	0.00	0.00
Check	0.00	3,947.10	31,952.24
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	0.00	11,317.32	86,885.65
SubTotal	0.00	15,264.42	118,837.89
Misc Deposit	0.00	0.00	0.00
Total	0.00	15,264.42	118,837.89

Payment Receipts

(Note: Receipts will only match deposits made within the same period. Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	0.00	14,527.73	112,346.63
Recurring	0.00	0.00	0.00
Late Fee	0.00	595.00	4,800.00
NSF Fee	0.00	0.00	80.00
Admin Fee	0.00	40.00	380.00
Insurance	0.00	0.00	0.00
Other	0.00	91.00	951.00
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	141.29
Merchandise	0.00	9.99	129.87
Tax 1	0.00	0.70	9.10
Tax 2	0.00	0.00	0.00
Total	0.00	15,264.42	118,837.89

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	0.00	1,130.00	
Current Rent	0.00	12,261.23	
Past Due Rent	0.00	1,136.50	
Total	0.00	14,527.73	
Current Late Fee	0.00	395.00	
Past Due Late Fee	0.00	200.00	
Total	0.00	595.00	
NSF Reversals	0	0	2
Total	0.00	0.00	240.00

Concessions (Credits Issued)

Rent	0.00	0.00	55.00
Rent (Bad Debt)	0.00	0.00	3,810.00
Late Fees	0.00	15.00	725.00
Taxes	0.00	0.00	0.00
Other	0.00	0.00	355.00
Total	0.00	15.00	4,945.00

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	10.50	115.50
Rent (Non-Expiring)	0.00	1,921.19	14,985.18

Bad Debts	0.00	0.00	0.00
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Activity

Move-Ins	0	2	19
Insurance	0	0	0
Move-Outs	0	1	26
Transfers	0	0	0
Rented Area Increase	0	100	-1,200
Collection Notes	0	27	193
Auctions	0	0	0

Leads

SpareFoot Leads	0	0	1
Phone Leads	0	0	2
Web Leads	0	0	0
Walk-In Leads	0	2	17
Leads Converted	0	2	17

As of Saturday, August 31, 2024

Occupancy	Units	%Units	Area	%Area
Occupied	101	89.4 %	27,620	93.2 %
Vacant*	10	8.8 %	1,600	5.4 %
Unrentable	2	1.8 %	400	1.4 %
Complimentary	1		512	
Total	113	100.0 %	29,620	100.0 %

Waiting List	0	Autobilled**	38	
Overlocked**	26	Insurance**	0	Per Area

Gross Potential Rates ¹	17,112	100.0 %	0.58
Gross Unrentable Unit Rates	220	1.3 %	0.55
Gross Vacant Unit Rates	1,000	5.8 %	0.63
Gross Occupied Unit Rates	15,892	92.9 %	0.58
Gross Complimentary Unit Rates	1	0.0 %	0.00
Actual Occupied Unit Rates ²	14,287	83.5 %	0.52
Occupied Rate Variance	1,605	9.4 %	0.06
Effective Rate after Concessions ³	14,277	83.4 %	0.52

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	275.00	0	0.0	1.6	1.9
11-30	1,604.00	6	5.9	9.4	11.2
31-60	140.21	1	1.0	0.8	1.0
61-90	427.50	3	3.0	2.5	3.0
91-120	85.00	0	0.0	0.5	0.6
121-180	80.00	1	1.0	0.5	0.6
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	2,611.71	11	10.9	15.2	18.3

Delinquency (Current tenants >30 days)

Rent	567.02	5	5.0	3.3	4.0
Other	164.99	0	0.0	0.0	0.0
Taxes	0.70	0	0.0	0.0	0.0
Total	732.71				

Liabilities

	Units	Amount
Prepaid Rent	6	1,823.00
Prepaid Insurance	0	0.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	3	1,300.00

Rent Last Change Units Rent Variances Units

0 - 6 Months	21	< 0%	36
6 - 12 Months	26	0 - 15%	54
12 - 18 Months	18	15 - 30%	6
18 - 24 Months	21	30 - 50%	4
> 24 Months	15	> 50%	1
Total	101	Total	101

Owners' Alert

	Total	Tenants	
Standard rates unchanged > 360 days	113	Occupied	101
Tenants rates unchanged > 360 days	53	Insurance	0 0%
Days with payments and no daily close	0	ACH Billed	0 0%
Backdated payments	0	Creditcard	26 26%
Backdated charges	0	Paid Online	22 22%
Deleted payments	1		
Deleted charges	0		
Deleted units	0	Insurance	
Unit size changes	0	Premiums	0.00
Program defaults changes	0	Coverage	0.00

Report Explanation

(*) Vacancies do not include unrentable units.

(**) Reported values reflect the current tenant status.

(1) Gross Pot. Rent = sum of Std.Rental Rates as of the report date

(2) Actual Occ Rate = sum of actual rental rates for occupied units

(3) Effective Rate = Actual Occupied Rate - Credits Issued (Rent) - Expiring Discounts

(4) Leads Converted is a count of unique tenant move-ins

Management Summary

Saturday, August 31, 2024

L003 - EZ Lock Storage - Ellisville, 102 Deason St, Ellisville MS 39437

TEL: 601-649-9444

	Daily	Month-To-Date	Fiscal YTD
From	Aug-31-2024	Aug-01-2024	Jan-01-2024
To	Aug-31-2024	Aug-31-2024	Aug-31-2024
Deposits			
Cash	0.00	0.00	0.00
Check	0.00	670.00	7,364.89
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	0.00	5,230.00	41,520.97
SubTotal	0.00	5,900.00	48,885.86
Misc Deposit	0.00	0.00	0.00
Total	0.00	5,900.00	48,885.86

Payment Receipts

(Note: Receipts will only match deposits made within the same period. Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	0.00	5,478.00	43,291.79
Recurring	0.00	0.00	0.00
Late Fee	0.00	420.00	3,630.00
NSF Fee	0.00	0.00	0.00
Admin Fee	0.00	0.00	380.00
Insurance	0.00	0.00	0.00
Other	0.00	2.00	752.00
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	800.00
Merchandise	0.00	0.00	29.97
Tax 1	0.00	0.00	2.10
Tax 2	0.00	0.00	0.00
Total	0.00	5,900.00	48,885.86

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	0.00	75.31	
Current Rent	0.00	4,497.69	
Past Due Rent	0.00	905.00	
Total	0.00	5,478.00	
Current Late Fee	0.00	215.00	
Past Due Late Fee	0.00	205.00	
Total	0.00	420.00	
NSF Reversals	0	0	0
Total	0.00	0.00	0.00

Concessions (Credits Issued)

Rent	0.00	0.00	885.00
Rent (Bad Debt)	0.00	360.00	4,680.00
Late Fees	0.00	145.00	1,215.00
Taxes	0.00	0.00	0.00
Other	0.00	90.00	805.00
Total	0.00	595.00	7,585.00

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	0.00	22.58
Rent (Non-Expiring)	0.00	180.00	1,225.00

Bad Debts	0.00	0.00	0.00
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Activity

Move-Ins	0	0	22
Insurance	0	0	0
Move-Outs	0	3	30
Transfers	0	0	7
Rented Area Increase	0	-250	-900
Collection Notes	0	18	180
Auctions	0	0	0

Leads

SpareFoot Leads	1	5	20
Phone Leads	0	0	5
Web Leads	0	0	1
Walk-In Leads	0	0	12
Leads Converted	0	0	21

As of Saturday, August 31, 2024

Occupancy	Units	%Units	Area	%Area
Occupied	63	56.8 %	8,650	64.1 %
Vacant*	16	14.4 %	1,650	12.2 %
Unrentable	32	28.8 %	3,200	23.7 %
Complimentary	1		100	
Total	111	100.0 %	13,500	100.0 %

Waiting List	3	Autobilled**	22	
Overlocked**	20	Insurance**	0	Per Area

Gross Potential Rates ¹	9,330	100.0 %	0.69
Gross Unrentable Unit Rates	2,420	25.9 %	0.76
Gross Vacant Unit Rates	1,205	12.9 %	0.73
Gross Occupied Unit Rates	5,705	61.1 %	0.66
Gross Complimentary Unit Rates	75	0.8 %	0.75
Actual Occupied Unit Rates ²	5,765	61.8 %	0.67
Occupied Rate Variance	-60	-0.6 %	-0.02
Effective Rate after Concessions ³	5,765	61.8 %	0.67

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	175.00	0	0.0	1.9	3.0
11-30	1,177.00	5	7.9	12.6	20.4
31-60	80.00	0	0.0	0.9	1.4
61-90	255.00	3	4.8	2.7	4.4
91-120	0.00	0	0.0	0.0	0.0
121-180	0.00	0	0.0	0.0	0.0
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	1,687.00	8	12.7	18.1	29.2

Delinquency (Current tenants >30 days)

Rent	255.00	3	4.8	2.7	4.4
Other	80.00	0	0.0	0.0	0.0
Taxes	0.00	0	0.0	0.0	0.0
Total	335.00				

Liabilities

	Units	Amount
Prepaid Rent	4	75.31
Prepaid Insurance	0	0.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	1	800.00

Rent Last Change	Units	Rent Variances	Units
0 - 6 Months	48	< 0%	39
6 - 12 Months	13	0 - 15%	18
12 - 18 Months	1	15 - 30%	3
18 - 24 Months	0	30 - 50%	2
> 24 Months	1	> 50%	1
Total	63	Total	63

Owners' Alert

	Total	Tenants	
Standard rates unchanged > 360 days	106	Occupied	63
Tenants rates unchanged > 360 days	2	Insurance	0 0%
Days with payments and no daily close	0	ACH Billed	0 0%
Backdated payments	0	Creditcard	19 30%
Backdated charges	0	Paid Online	19 30%
Deleted payments	0		
Deleted charges	0		
Deleted units	0	Insurance	
Unit size changes	0	Premiums	0.00
Program defaults changes	0	Coverage	0.00

Report Explanation

- (*) Vacancies do not include unrentable units.
- (**) Reported values reflect the current tenant status.
- (1) Gross Pot. Rent = sum of Std.Rental Rates as of the report date
- (2) Actual Occ Rate = sum of actual rental rates for occupied units
- (3) Effective Rate = Actual Occupied Rate - Credits Issued (Rent) - Expiring Discounts
- (4) Leads Converted is a count of unique tenant move-ins



TELLUS
SELF STORAGE
601-544-7960

SECTION 4
Demographics

 Driving

10 Minute Drive

15 Minute Drive

20 Minute Drive

Trade Area Size

Square Miles

35.3

110.8

258.3

Demographic & Consumer Spend Overview

Current Year 5 Yr Forecast

Current Year 5 Yr Forecast

Current Year 5 Yr Forecast

Total Population

2023

27,178

27,217

64,726

65,738

88,103

90,038

Workday Population

2023

29,780

--

74,765

--

104,576

--

Total Households

2023

10,906

11,017

25,825

26,382

35,029

35,967

Avg. Household Income

2023

\$60.2k

\$67.8k

\$67.5k

\$76k

\$74.5k

\$83.9k

Total Consumer Spend

2022

\$359.4m

\$360.5m

\$754.3m

\$759.4m

\$875.3m

\$884.8m

 Driving

10 Minute Drive

15 Minute Drive

20 Minute Drive

Trade Area Size

Square Miles

33.4

114.1

255.0

Demographic & Consumer Spend Overview

Current Year 5 Yr Forecast

Current Year 5 Yr Forecast

Current Year 5 Yr Forecast

Total Population 2023

18,752 18,578

31,764 31,473

46,670 46,285

Workday Population 2023

16,497 --

34,638 --

48,675 --

Total Households 2023

7,272 7,223

12,096 12,023

17,733 17,639

Avg. Household Income 2023

\$58.8k \$62.6k

\$60.1k \$64.6k

\$63.7k \$68.7k

Total Consumer Spend 2022

\$223.1m \$217.7m

\$314m \$306.9m

\$443.3m \$435.2m

Driving

10 Minute Drive

15 Minute Drive

20 Minute Drive

Trade Area Size

Square Miles

55.4

178.7

387.3

Demographic & Consumer Spend Overview

Current Year

5 Yr Forecast

Current Year

5 Yr Forecast

Current Year

5 Yr Forecast

Total Population

2023

16,507

16,478

33,972

33,868

55,747

55,576

Workday Population

2023

18,338

--

38,195

--

73,107

--

Total Households

2023

5,678

5,677

12,493

12,485

20,950

20,931

Avg. Household Income

2023

\$57.1k

\$61.6k

\$60k

\$64.8k

\$62.9k

\$68.2k

Total Consumer Spend

2022

\$116.4m

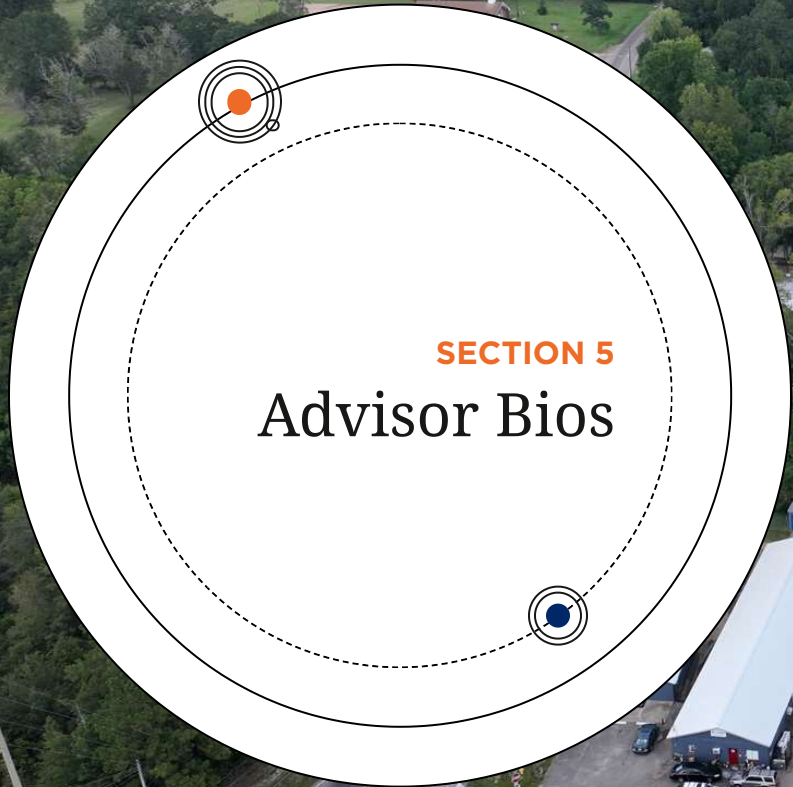
\$115m

\$352.7m

\$347.1m

\$559.6m

\$552.8m



SECTION 5
Advisor Bios





KATELEIGH CALLOWAY

Associate Advisor

kateleigh.calloway@svn.com

Direct: **205.937.2299** | Cell: **205.937.2299**

AL #000137811

PROFESSIONAL BACKGROUND

Kateleigh is a Birmingham, AL native and a graduate of Auburn University, where she earned her BS in marketing and finance. She specializes in self-storage and tenant representation. Kateleigh is a member of the National Self Storage Association and represents the SVN National Self Storage team in the Southeast.

In her free time, Kateleigh enjoys traveling and fishing with her father. Additionally, Kateleigh is the owner of a freelance marketing business, Calloway Commercial, focusing on social media marketing and management for small companies across the southeast.

EDUCATION

Auburn University
Bachelor of Science, Marketing & Finance

MEMBERSHIPS

SVN National Self Storage Team
National Self Storage Association

SVN | Toomey Property Advisors

250 Congress Street
Mobile, AL 36603
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KRISTEN ASMAN

Vice President & Broker of Brokerage Services

kristen.asman@svn.com

Direct: **614.370.9077** | Cell: **614.370.9077**

OH #658012934

PROFESSIONAL BACKGROUND

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelors of Science 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 specializes in investment sales with the National Self Storage Team.

Kristen Asman is a member of the SVN National Self Storage Team, the National Self Storage Association, 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

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JUSTIN TOOMEY

Managing Director

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MS #22847 // AL #87782 LA #995704135 FL #BK3465884 GA #419276

PROFESSIONAL BACKGROUND

Justin Toomey opened SVN | Toomey Property Advisors in October 2019 with the goal of growing a team to enable him to provide proactive and efficient service to his clients. He started in the commercial real estate industry at the age of 15 in the maintenance department of his father's commercial real estate company, John Toomey & Company, Inc. He became a licensed agent at the age of 19 during his first year at Louisiana State University (LSU). He then spent his next 7 years in commercial real estate leasing and managing 1.5 million square feet of office, industrial and retail space before becoming a specialist in tenant representation across the Southeast.

Justin is licensed in AL, FL, MS, GA, and LA and has grown his business into a full service commercial brokerage firm with the help of his expanding team of advisors and managers.

EDUCATION

Mr. Toomey spent two years at Louisiana State University and finished his bachelor's degree in 2011 at the University of Alabama at Birmingham, where he graduated Magna Cum Laude.

SVN | Toomey Property Advisors

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