

2729 East Palmetto Street Florence, SC



4704 Robinson Road, Jackson, MS



2272 East South Boulevard, Montgomery, AL



OFFERING MEMORANDUM

Extra Space Storage Portfolio

(3rd Party Managed)

2729 East Palmetto Street
Florence, SC

4704 Robinson Road
Jackson, MS

2272 East South Boulevard
Montgomery, AL

(AVAILABLE TOGETHER OR SEPARATE)

Colliers

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Colliers

PORTFOLIO OVERVIEW

EXECUTIVE SUMMARY

The de Jong Self-Storage Team within Colliers is pleased to offer an investment opportunity for three Extra Space Storage properties located in Florence, SC, Jackson, MS, and Montgomery, AL. These institutional-quality, container-based self-storage assets feature a total of 1,691 units with 191,005 rentable square feet. Each property, which opened in 2023, boasts strong historical performance, limited deferred maintenance, and an unmanned operational model, ensuring an efficient cost structure and stable in-place cash flow. Positioned within high-barrier-to-entry markets, these assets present additional value-add potential through occupancy growth, 3% projected annual rent increases, and streamlined expense management.

Properties Overview:

- **Florence, SC:** 8.58 acres, 504 units, 53,415 NRSF, In-Place Rent/SF: \$0.97
- **Jackson, MS:** 14.38 acres, 660 units, 80,015 NRSF, In-Place Rent/SF: \$0.89
- **Montgomery, AL:** 5.03 acres, 533 units, 57,575 NRSF, In-Place Rent/SF: \$0.72

The properties benefit from a stable, growing local economy, undersupplied self-storage markets, and strong demographic trends. The region's economic drivers include life sciences, healthcare, education, and professional services, supported by a median household income of \$37,310 in Florence, \$39,739 in Jackson, and \$55,911 in Montgomery. The three properties are located near major retailers, including Costco, Target, and Vintage Oaks Shopping Center, ensuring strong visibility and tenant accessibility.

- **Year 1 Projected NOI:** \$1,514,438
- **Year 3 Projected NOI:** \$2,815,569
- **Year 5 Projected NOI:** \$3,217,148
- **Pricing Target (8.53% CAP on Year 3 NOI):** \$33,000,000

With expansion plans for additional parking at all three sites and solid rent growth potential, the portfolio offers immediate and compelling upside. Optional expansion would add portable or drive-up storage units at any/all sites. This offering represents a rare opportunity to acquire high-performing, stabilized self-storage assets in a region poised for future growth.

Serious investors are encouraged to explore this opportunity for long-term capital appreciation and strong income returns.

1,691
NUMBER OF UNITS

191,005
RENTABLE SF

\$1,514,438
YEAR 1 PROJECTED NOI

8.53%
CAP RATE (YEAR 3 PROJECTED)

\$2,779,224
COMBINED ANNUAL GPR

INVESTMENT KEY POINTS



STRONG REVENUE GROWTH & LEASE-UP MOMENTUM

Over the past 12 months, the portfolio has experienced a **74.5% increase in monthly revenue**, growing from **\$89,336 to \$155,885**. All three properties, which opened in **2023**, are in **late-stage lease-up**, ensuring the continued acceleration of revenue generation and positioning for stabilized cash flow.



MARKET POSITIONING WITH LIMITED COMPETITION

The properties are strategically located in markets with **minimal competition**. Florence has **no competitors within 3 miles**, Jackson has **no REIT-owned or managed competitors**, and Montgomery faces limited competition in its immediate vicinity. This competitive edge ensures strong demand and reduced market risk.



EXPANSION POTENTIAL ACROSS ALL PROPERTIES

Each site provides substantial **expansion opportunities**, with land available for **parking expansions** and additional storage units. Florence offers **93,592 SF** for expansion, Jackson has **67,430 SF**, and Montgomery has **7,620 SF**. These areas provide immediate value creation through increased capacity and rental income potential.



SIGNIFICANT UPSIDE THROUGH RENT GROWTH

With current asking rents at **78-84% of competitive market rates**, there is **significant upside** potential as rents are increased. Coupled with the **strong occupancy rates** (averaging **80% economic occupancy**), this provides an excellent opportunity to drive income growth as the properties stabilize and lease-up continues.

PORTFOLIO PROPERTY MATRIX

| Property Name | Facility Opened | Parcel | Population | | Median HHI | SF Per Pop | Traffic Counts | NRSF * | Units | SF Occ | Econ Occ | In-Place Rents/Sf | Annual GPR ** | |
|----------------------------|--------------------|--------|------------|---------|---------------|---------------|-------------------|---------|-------|--------|----------|----------------------|------------------|-------------|
| | C of O Date | Acres | 3-mile | 5-mile | 3-mile | 3-mile | | | | | | | | |
| Extra Space, Florence | May 2023 | 8.58 | 13,430 | 45,975 | \$37,310 | 3.9 | 19,900 | 53,415 | 504 | 87.10% | 82.74% | \$0.93 | \$927,600 | |
| Extra Space, Jackson | June 2023 | 14.38 | 43,544 | 92,048 | \$39,739 | 13.87 | 31,060 | 80,015 | 660 | 89.70% | 62.98% | \$0.72 | \$1,066,956 | |
| Extra Space, Montgomery | March 2023 | 5.03 | 64,602 | 127,299 | \$55,911 | 17.91 | 33,364 | 57,575 | 533 | 87.60% | 81.82% | \$0.66 | \$784,668 | |
| | | | | | | | | 190,015 | 1,691 | | | | | \$2,779,224 |

* Not including
 additional parking to be
 added by buyer

** Gross Potential Rents
 (GPR) per annum based
 on current rental rates
 plus the addition of
 parking per client
 parking plan

PORTFOLIO SUMMARY

| | | PROJECTED | | | | | |
|--|---|---------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | | Trailing 3 Annualized (1) | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| Storage Rent & Other Income | | \$ 1,650,214 | \$ 2,298,742 | \$ 3,004,326 | \$ 3,460,433 | \$ 3,565,980 | \$ 3,926,393 |
| ADD PARKING | 2 | | \$ 175,848 | \$ 383,517 | \$ 432,991 | \$ 446,155 | \$ 459,718 |
| Revenue - Property | | \$ 1,650,214 | \$ 2,474,590 | \$ 3,387,843 | \$ 3,893,424 | \$ 4,012,135 | \$ 4,386,111 |
| Expense - Property | | \$ 850,781 | \$ 960,152 | \$ 1,017,313 | \$ 1,077,855 | \$ 1,122,171 | \$ 1,168,963 |
| Net Operating Income | | \$ 799,433 | \$ 1,514,438 | \$ 2,370,530 | \$ 2,815,569 | \$ 2,889,964 | \$ 3,217,148 |
| Pricing Target, 8% on year 3 NOI > > > | 3 | \$33,000,000 2.42% | \$33,000,000 4.59% | \$33,000,000 7.18% | \$33,000,000 8.53% | \$33,000,000 8.76% | \$33,000,000 9.75% |

(1) T-3 Rents Annualized. T-12 Actual Expenses

(2) Parking to be completed by Buyer.

Revenue assumed as-completed within 90-days of close.

(3) Pricing guidance based on year 3 projections. Sellers are motivated, all reasonable offers considered.

Colliers

FLORENCE, SOUTH CAROLINA



2729
EAST PALMETTO STREET
FLORENCE, SC



SAMMYS LN

E PALMETTO ST

2729 E PALMETTO ST, FLORENCE SC

01 . 16 . 2025

UNIT MIX DATA

| | DOORS | G.C. | G.C. | G.C. | % of | NET |
|-------|-------|------|------|------|------|--------|
| UNIT | DOORS | OUT | IN | OUT | UNIT | UNIT |
| 12x10 | 0 | 0 | 1 | 0 | 1 | 1 |
| 12x10 | 0 | 0 | 1 | 0 | 1 | 182 |
| 12x10 | 0 | 0 | 1 | 0 | 1 | 940 |
| 12x10 | 0 | 0 | 1 | 0 | 1 | 318 |
| 12x10 | 0 | 0 | 2 | 0 | 2 | 480 |
| 12x10 | 0 | 0 | 1 | 0 | 1 | 340 |
| 12x10 | 0 | 0 | 2 | 0 | 2 | 934 |
| 12x10 | 0 | 0 | 2 | 0 | 2 | 790 |
| 12x10 | 0 | 0 | 1 | 0 | 1 | 264 |
| 12x10 | 0 | 0 | 4 | 0 | 4 | 1,090 |
| 12x10 | 0 | 0 | 80 | 0 | 80 | 20,700 |
| 12x10 | 0 | 0 | 1 | 0 | 1 | 300 |
| 12x10 | 0 | 0 | 1 | 0 | 1 | 324 |
| 12x10 | 0 | 0 | 1 | 0 | 1 | 328 |
| 12x10 | 0 | 0 | 110 | 0 | 110 | 42,480 |
| 12x10 | 0 | 0 | 30 | 0 | 30 | 10,240 |
| 12x10 | 0 | 0 | 5 | 0 | 5 | 3,050 |
| 12x10 | 0 | 0 | 200 | 0 | 200 | 60,000 |

NET MIX DATA
NET UNIT SIZE: 340

UNIT MIX - EXTRA SPACE FLORENCE

| Dimension/Attributes | Unit Sq Ft | Total Units | Total Sq Ft | Street Rate | Rate/SF | Potential |
|----------------------|------------|-------------|----------------|-------------|---------------|-----------------|
| 05X05-CDN | 25 | 69 | 1,725 | \$39.00 | \$1.56 | \$2,691 |
| 05X08-CDN | 40 | 6 | 240 | \$52.00 | \$1.30 | \$312 |
| 05X10-CDN | 50 | 70 | 3,500 | \$68.00 | \$1.36 | \$4,760 |
| 08X10-CDN | 80 | 45 | 3,600 | \$95.00 | \$1.19 | \$4,275 |
| 08X20-CDNM | 160 | 6 | 960 | \$140.00 | \$0.88 | \$840 |
| 10X05-CDN | 50 | 24 | 1,200 | \$68.00 | \$1.36 | \$1,632 |
| 10X10-CDN | 100 | 76 | 7,600 | \$107.00 | \$1.07 | \$8,132 |
| 10X10-CDNM | 100 | 6 | 600 | \$107.00 | \$1.07 | \$642 |
| 10X13-CDN | 130 | 3 | 390 | \$128.00 | \$0.98 | \$384 |
| 10X15-CDN | 150 | 53 | 7,950 | \$140.00 | \$0.93 | \$7,420 |
| 10X18-CDN | 180 | 3 | 540 | \$157.00 | \$0.87 | \$471 |
| 10X20-CDN | 200 | 35 | 7,000 | \$168.00 | \$0.84 | \$5,880 |
| 10X23-CDN | 230 | 6 | 1,380 | \$187.00 | \$0.81 | \$1,122 |
| 10X30-CDN | 300 | 26 | 7,800 | \$239.00 | \$0.80 | \$6,214 |
| 20X10-CDNM | 200 | 16 | 3,200 | \$168.00 | \$0.84 | \$2,688 |
| 20X15-CDN | 300 | 6 | 1,800 | \$239.00 | \$0.80 | \$1,434 |
| 20X15-CDNM | 300 | 9 | 2,700 | \$239.00 | \$0.80 | \$2,151 |
| 20X20-CDNM | 400 | 1 | 400 | \$252.00 | \$0.63 | \$252 |
| 30X10-CDNM | 300 | 1 | 300 | \$239.00 | \$0.80 | \$239 |
| 30X15-CDNM | 450 | 1 | 450 | \$334.00 | \$0.74 | \$334 |
| | | | | | | |
| 10x20 | 200 | 17 | 3,400 | \$68.00 | \$0.34 | \$1,156 |
| 12x16 | 192 | 1 | 192 | \$65.00 | \$0.34 | \$65 |
| 12x18 | 216 | 4 | 864 | \$72.00 | \$0.33 | \$288 |
| 12x20 | 240 | 3 | 720 | \$74.00 | \$0.31 | \$222 |
| 12x21 | 252 | 5 | 1,260 | \$76.00 | \$0.30 | \$380 |
| 12x22 | 264 | 5 | 1,320 | \$78.00 | \$0.30 | \$390 |
| 12x25 | 300 | 70 | 21,000 | \$88.00 | \$0.29 | \$6,160 |
| 12x27 | 324 | 1 | 324 | \$90.00 | \$0.28 | \$90 |
| 12x28 | 336 | 1 | 336 | \$94.00 | \$0.28 | \$94 |
| 12x30 | 360 | 118 | 42,480 | \$99.00 | \$0.28 | \$11,682 |
| 12x40 | 480 | 38 | 18,240 | \$110.00 | \$0.23 | \$4,180 |
| 12x48 | 576 | 6 | 3,456 | \$120.00 | \$0.21 | \$720 |
| | | | | | | |
| Storage | | 462 | 53,335 | | \$0.97 | \$51,873 |
| Parking * | | 269 | 93,592 | | \$0.27 | 25,427 |
| Total | | 731 | 146,927 | | | \$77,300 |

* Parking plan to be implemented by

PROPERTY OVERVIEW

Extra Space (Florence)

| Property Address | 2729 E Palmetto St, Florence, SC 29506 |
|--------------------------|--|
| Lot Size | 8.58 acres |
| Parcel Number | 90152-01-003 |
| Total NRSF | 53,335 |
| Units | 462 |
| Parking Expansion | 93,592 SF / 269 units |
| Physical Occ | 86.30% |
| Economic Occ | 87.50% |
| Certificate of Occupancy | May 2023 |

Investment Highlights:

- 2023 conversion property in late stage lease-up
- Opportunity to expand with parking immediately
- Additional expansion around the perimeter at buyer discretion
- Rent Income increased 30.1% over the past 12 months
- Asking rents are only 78% of competitive rental rates
- No competitors within 3-miles, 6 within 5 miles
- Strategic location located on major corridor (US-52)
- Close proximity to McLeod Health and Honda of South Carolina



PRO FORMA - EXTRA SPACE FLORENCE

| PALMETTO | | ACTUAL | | | PROJECTED | | | | |
|-----------------------------|---|-------------------|--------------------|---------------------------|------------------|--------------------|--------------------|--------------------|--------------------|
| | | Trailing 3 Actual | Trailing 12 Actual | Trailing 3 Annualized (1) | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| Net Rentable Square Feet | 2 | | 53,415 | 53,415 | 147,007 | 147,007 | 147,007 | 147,007 | 147,007 |
| Net Rental Income | | \$120,404 | \$431,068 | \$481,616 | \$648,520 | \$756,920 | \$944,580 | \$972,917 | \$1,002,105 |
| ADD PARKING | 3 | | \$- | \$- | \$90,223 | \$220,293 | \$231,307 | \$270,680 | \$278,913 |
| Admin Fees | | \$3,625 | \$11,687 | \$14,500 | \$14,935 | \$17,305 | \$17,824 | \$18,359 | \$18,910 |
| Late Fees | | \$6,169 | \$24,480 | \$24,678 | \$25,418 | \$39,734 | \$40,926 | \$42,153 | \$43,418 |
| Other Fees | | \$128 | \$731 | \$510 | \$526 | \$868 | \$894 | \$921 | \$948 |
| Lock & Pack | | \$2,770 | \$9,003 | \$11,080 | \$11,412 | \$13,535 | \$13,942 | \$14,360 | \$14,791 |
| Revenue - Property | | \$133,039 | \$476,969 | \$532,385 | \$791,034 | \$1,048,655 | \$1,249,473 | \$1,319,390 | \$1,359,084 |
| Payroll | | \$18,832 | \$87,006 | \$75,328 | \$77,212 | \$79,142 | \$81,120 | \$83,148 | \$85,227 |
| Management Fees | | \$7,500 | \$30,000 | \$30,000 | \$47,462 | \$62,919 | \$74,968 | \$79,163 | \$81,545 |
| Marketing | | \$6,892 | \$37,904 | \$27,566 | \$28,255 | \$28,962 | \$29,686 | \$30,428 | \$31,188 |
| Utilities | | \$5,443 | \$29,294 | \$21,771 | \$22,315 | \$22,873 | \$23,445 | \$24,031 | \$24,632 |
| Office & Employee | | \$3,534 | \$15,324 | \$14,138 | \$14,491 | \$14,853 | \$15,225 | \$15,605 | \$15,996 |
| Administrative | | \$2,375 | \$8,144 | \$9,499 | \$9,736 | \$9,980 | \$10,229 | \$10,485 | \$10,747 |
| R&M | | \$4,498 | \$15,535 | \$17,991 | \$18,441 | \$18,902 | \$19,375 | \$19,859 | \$20,356 |
| Other | | \$2,446 | \$8,024 | \$9,785 | \$10,029 | \$10,280 | \$10,537 | \$10,800 | \$11,070 |
| Tax | 4 | \$5,832 | \$20,265 | \$23,328 | \$23,911 | \$24,509 | \$25,122 | \$25,750 | \$26,393 |
| Insurance | | \$4,454 | \$17,816 | \$17,815 | \$18,260 | \$18,717 | \$19,185 | \$19,664 | \$20,156 |
| Expense - Property | | 59,433 | \$269,313 | \$247,220 | \$270,113 | \$291,137 | \$308,891 | \$318,934 | \$327,310 |
| Net Operating Income | | 73,607 | \$207,656 | \$285,164 | \$520,921 | \$757,518 | \$940,582 | \$1,000,456 | \$1,031,774 |

(1) T-3 Rents Annualized. T-12 Actual Expenses

(2) Add parking at 93,592 SF

(2) Parking to be completed by Buyer. Revenue assumed as-completed within 90-days of close.

(3) Buyer to consult their own property tax expert for estimate of post sale property taxes.

T-12 P&L

| | Jul 2024 | Aug 2024 | Sep 2024 | Oct 2024 | Nov 2024 | Dec 2024 | Jan 2025 | Feb 2025 | Mar 2025 | Apr 2025 | May 2025 | Jun 2025 | Trailing 12 Actual |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|
| Net Rentable Square Feet | 53,415 | 53,415 | 53,415 | 53,415 | 53,415 | 53,415 | 53,415 | 53,415 | 53,415 | 53,415 | 53,415 | 53,415 | |
| Net Rental Income | 31,756 | 33,214 | 33,664 | 34,669 | 34,703 | 36,021 | 33,305 | 35,677 | 37,653 | 38,480 | 40,610 | 41,314 | \$431,068 |
| Admin Fees | 522 | 1,044 | 841 | 1,073 | 986 | 1,102 | 754 | 783 | 1,247 | 1,566 | 957 | 812 | \$11,687 |
| Late Fees | 2,025 | 1,774 | 1,757 | 2,744 | 1,637 | 1,939 | 2,484 | 1,754 | 1,612 | 2,292 | 2,197 | 2,265 | \$24,480 |
| Other Fees | 37 | 127 | 3 | 109 | 22 | 222 | 12 | 23 | 82 | 23 | 48 | 23 | \$731 |
| Lock & Pack | 456 | 709 | 608 | 731 | 838 | 864 | 650 | 630 | 1,067 | 1,163 | 749 | 540 | \$9,003 |
| Revenue - Property | 34,796 | 36,869 | 36,873 | 39,325 | 38,186 | 40,148 | 37,205 | 38,866 | 41,661 | 43,525 | 44,561 | 44,954 | \$476,969 |
| Payroll | 8,116 | 8,132 | 7,196 | 7,117 | 7,267 | 7,381 | 7,951 | 7,975 | 7,683 | 6,624 | 7,039 | 4,526 | \$87,006 |
| Management Fees | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | \$30,000 |
| Marketing | 1,975 | 4,063 | 4,526 | 2,280 | 6,616 | 4,162 | 3,007 | 2,236 | 2,662 | 1,971 | 2,148 | 2,259 | \$37,904 |
| Utilities | 2,780 | 3,149 | 2,861 | 2,567 | 2,420 | 2,145 | 3,707 | 2,091 | 1,122 | 2,107 | 2,132 | 2,214 | \$29,294 |
| Office & Employee | 860 | 839 | 1,189 | 1,070 | 815 | 1,715 | 1,528 | 2,445 | 1,616 | 1,006 | 1,328 | 912 | \$15,324 |
| Administrative | 533 | 605 | 657 | 557 | 588 | 611 | 764 | 692 | 683 | 985 | 763 | 707 | \$8,144 |
| R&M | 1,712 | 1,789 | 869 | 953 | 1,106 | 1,075 | 934 | 970 | 870 | 1,626 | 1,630 | 2,002 | \$15,535 |
| Other | 262 | 264 | 1,576 | 800 | (97) | 2,019 | (128) | 85 | 89 | 2,261 | 796 | 96 | \$8,024 |
| Tax | 1,944 | 1,944 | 1,944 | 1,944 | 1,944 | 1,944 | 1,944 | 1,944 | 1,944 | 1,944 | 1,944 | 1,944 | \$23,328 |
| Insurance | 1,440 | 1,440 | 1,440 | 1,440 | 1,440 | 1,440 | 1,440 | 1,440 | 1,440 | 1,440 | 1,843 | 1,574 | \$17,816 |
| Expense - Property | 22,122 | 24,726 | 24,757 | 21,227 | 24,598 | 24,993 | 23,646 | 22,378 | 20,608 | 22,463 | 22,124 | 18,734 | 272,376 |
| Net Operating Income | 12,674 | 12,143 | 12,116 | 18,098 | 13,588 | 15,155 | 13,559 | 16,488 | 21,053 | 21,062 | 22,437 | 26,220 | 204,593 |

PROPERTY PRICING

Extra Space managed - Florence- Palmetto St

| | ACTUAL | | PROJECTED | | | | |
|-------------------------------|-----------------------|------------------------------|------------------|------------------|---------------------|--------------------|--------------------|
| | Trailing 12 Actual | Trailing 3 Annualized (1) | Year 1 * | Year 2 | Year 3 | Year 4 | Year 5 |
| Net Rentable Square Feet | 53,415 | 53,415 | 147,007 | 147,007 | 147,007 | 147,007 | 147,007 |
| Revenue - Property | \$476,969 | \$532,385 | \$791,034 | \$1,048,655 | \$1,249,473 | \$1,319,390 | \$1,359,084 |
| Expense - Property | \$269,313 | \$247,220 | \$270,113 | \$291,137 | \$308,891 | \$318,934 | \$327,310 |
| Net Operating Income | \$207,656 | \$285,164 | \$520,921 | \$757,518 | \$940,582 | \$1,000,456 | \$1,031,774 |
| | CAP | 2.4% | 4.4% | 6.4% | 8.0% | 8.5% | 8.8% |
| * Add parking to SF in Year 1 | Price | \$11,757,270 | \$11,757,270 | \$11,757,270 | \$11,757,270 | \$11,757,270 | \$11,757,270 |
| | \$/SF | | | | \$79.98 | | |

Assumable Financing

\$7,280,000

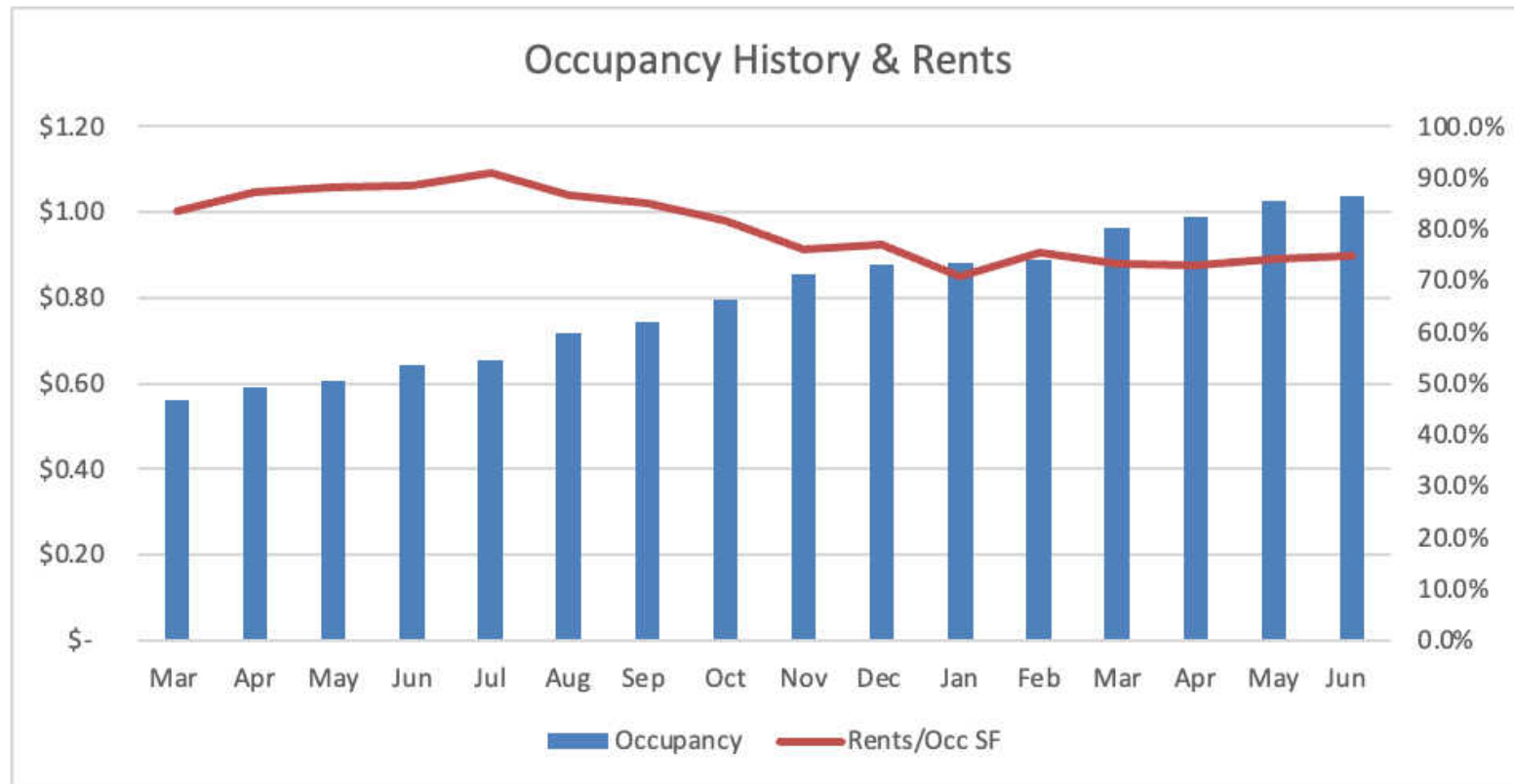
SOFR +4

2-3 Years I/O

Inquire for more details

OCCUPANCY HISTORY

| | Mar 2024 | Apr 2024 | May 2024 | Jun 2024 | Jul 2024 | Aug 2024 | Sep 2024 | Oct 2024 | Nov 2024 | Dec 2024 | Jan 2025 | Feb 2025 | Mar 2025 | Apr 2025 | May 2025 | Jun 2025 |
|---------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Occupancy | 46.7% | 49.2% | 50.5% | 53.5% | 54.6% | 59.9% | 61.9% | 66.3% | 71.4% | 73.1% | 73.5% | 73.9% | 80.2% | 82.5% | 85.4% | 86.3% |
| NRI | \$24,901 | \$27,516 | \$28,513 | \$30,267 | \$31,756 | \$33,214 | \$33,664 | \$34,669 | \$34,703 | \$36,021 | \$33,305 | \$35,677 | \$37,653 | \$38,480 | \$40,610 | \$41,314 |
| MTM Rent Increases | | 11% | 4% | 6% | 5% | 5% | 1% | 3% | 0% | 4% | -8% | 7% | 6% | 2% | 6% | 2% |
| Rents/Occ SF | \$1.00 | \$1.05 | \$1.06 | \$1.06 | \$1.09 | \$1.04 | \$1.02 | \$0.98 | \$0.91 | \$0.92 | \$0.85 | \$0.90 | \$0.88 | \$0.87 | \$0.89 | \$0.90 |



COMPARABLES - EXTRA SPACE FLORENCE

| Property Name | Address | Est. SF | Distance | 5x5 | 5x10 | 10x10 | 10x20 | 10x30 |
|----------------------------|---------------------------|----------------|----------|---------------|---------------|---------------|---------------|---------------|
| Extra Space Storage | 2729 East Palmetto | 69,092 | | \$1.00 | \$0.80 | \$0.64 | \$0.52 | \$0.60 |
| U-Haul | 369 North Irby St | 28,608 | 3.11 | \$2.80 | \$2.20 | \$1.80 | | |
| Storage Rentals of America | 1455 Pamplico Hwy | 45,000 | 3.36 | \$0.44 | \$1.08 | \$0.61 | \$0.64 | \$0.52 |
| Storage Rentals of America | 1309 East Howe Springs Rd | 33,100 | 4.71 | | \$0.32 | \$0.34 | \$0.33 | \$0.41 |
| Extra Space Storage | 2415 S Irby St | 108,373 | 4.75 | \$0.84 | \$0.56 | \$0.55 | \$0.46 | \$0.48 |
| Public Storage | 735 N Cashua Dr | 125,650 | 4.84 | \$1.84 | \$1.02 | \$1.16 | \$0.74 | |
| Ample Storage Center | 2601 S Irby St | 56,822 | 4.87 | | | | | |
| Market Averages | | 466,645 | | \$1.48 | \$1.04 | \$0.89 | \$0.54 | \$0.47 |

YARDI Matrix 5-mile rent survey
6/16/2025 - closest comparable
unit sizes listed

68% 77% 72% 96% 128%



369 North Irby St

Property Name
U-Haul

Est. SF
28,608



735 N Cashua Dr

Property Name
Public Storage

Est. SF
125,650



2729 East Palmetto Street

Property Name
Extra Space Storage

Est. SF
69,092



2415 S Irby St

Property Name
Extra Space Storage

Est. SF
108,373



1455 Pamplico Hwy

Property Name
Storage Rentals of America

Est. SF
45,000



2601 S Irby St

Property Name
Ample Storage Center

Est. SF
56,822

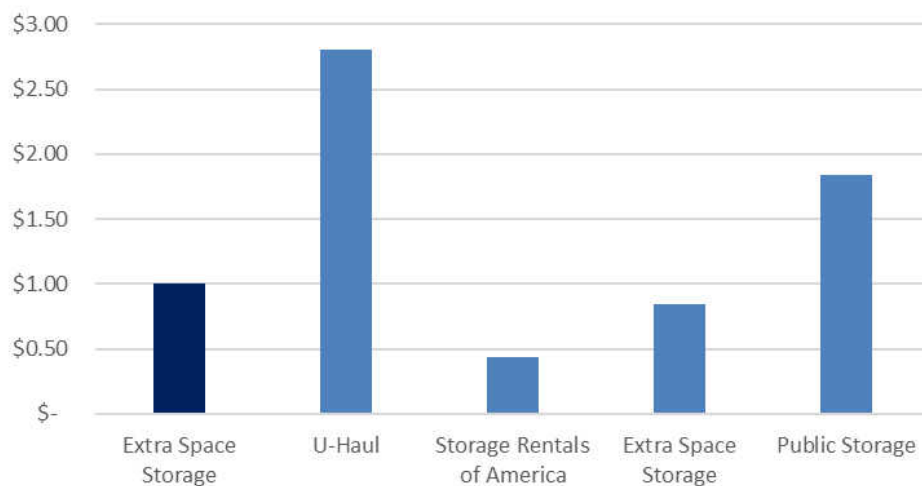


1309 East Howe Springs Rd

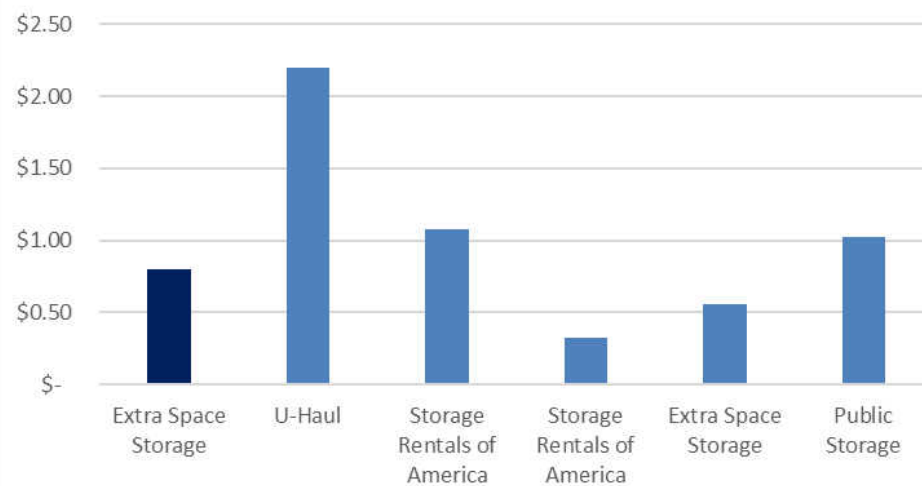
Property Name
Storage Rentals of America

Est. SF
33,100

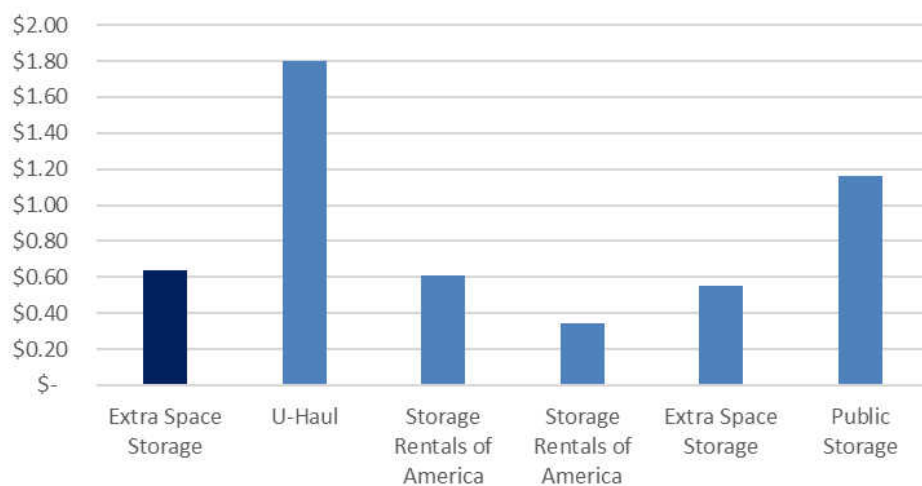
5 x 5



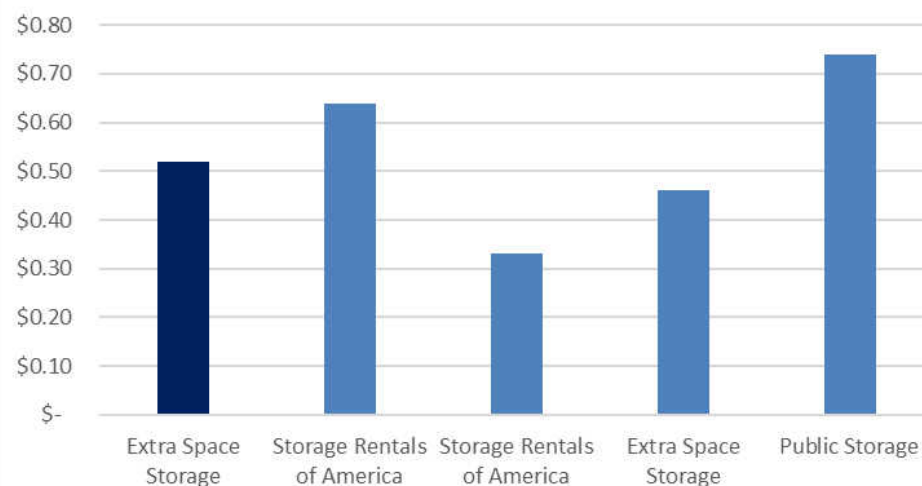
5 x 10



10 x 10



10 x 20



MARKET KEYPOINTS - FLORENCE SC



STRONG POPULATION GROWTH

Florence has a stable population base of 13,430 within a 3-mile radius and 45,975 within 5 miles, with consistent population growth supporting ongoing demand for self-storage.



AFFLUENT DEMOGRAPHICS

The area boasts a median household income of \$37,310, indicating a solid economic foundation and an expanding market for both residential and business storage solutions.



STRATEGIC TRANSPORTATION HUB

Florence's prime location along major highways like I-95 and US-52 enhances connectivity, positioning the city as a regional logistics center and driving demand for storage services.



DIVERSE ECONOMIC DRIVERS

Major employers, including McLeod Health and Honda of South Carolina, along with growing retail sectors, contribute to economic stability and sustained need for self-storage in the area.

Florence, SC

Florence, located in the heart of South Carolina, is a thriving city with a population of approximately 13,430 within a 3-mile radius and 45,975 within 5 miles. The area boasts a median household income of \$37,310, which is supported by a diverse and growing local economy. The city's central location makes it a key regional hub for commerce, with a mix of retail, healthcare, and professional services. Florence's strong economic foundation provides a stable base for consumer demand and business growth, directly benefiting self-storage facilities that cater to both residential and commercial needs.

The transportation network in Florence is another key advantage, with easy access to major highways including I-95 and US-52, connecting the city to neighboring regions and larger metropolitan areas. This connectivity enhances Florence's role as a logistical center for retail and distribution, offering significant growth potential for self-storage businesses. The presence of several large retail centers, including the Florence Mall and Vintage Oaks Shopping Center, further boosts the demand for convenient storage solutions for both consumers and businesses.

Major employers such as McLeod Health, Honda of South Carolina, and the Florence County School District support a dynamic job market, ensuring a steady influx of residents and business professionals in need of storage services. As the local economy continues to expand, demand for self-storage in Florence remains strong, driven by population growth, increased retail activity, and rising household incomes. These factors position self-storage properties as an essential part of the community's infrastructure, offering a steady stream of demand for both personal and commercial storage needs..

Colliers

JACKSON, MISSISSIPPI

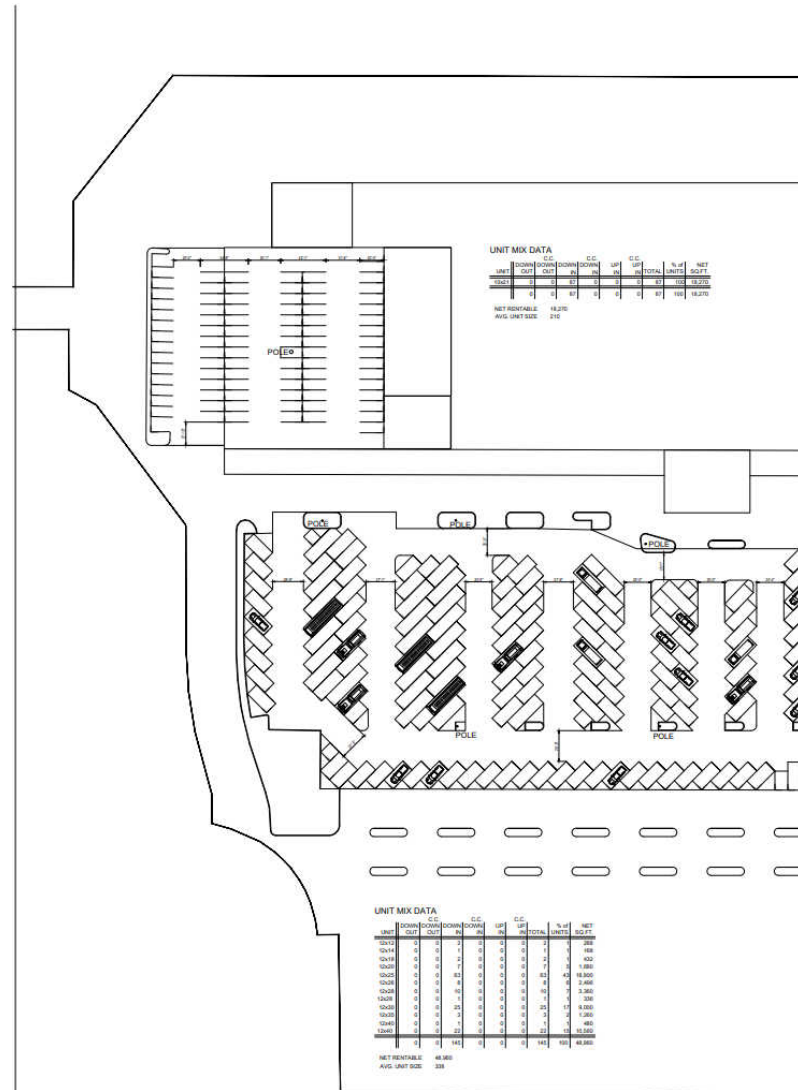


4704
ROBINSON ROAD
JACKSON, MS

J.R LYNCH ST



SITE PLAN - EXTRA SPACE JACKSON



UNIT MIX - EXTRA SPACE JACKSON

| Dimension/Attributes | Unit SF | # Units | Total SF | Rate | Rate/SF | Potential |
|-----------------------|---------|------------|----------------|----------|---------|-----------------|
| 05X05-CDN | 25 | 53 | 1,325 | \$45.00 | \$1.80 | \$2,385.00 |
| 05X07-CDN | 35 | 1 | 35 | \$60.00 | \$1.71 | \$60.00 |
| 05X10-CDN | 50 | 51 | 2,550 | \$83.00 | \$1.66 | \$4,233.00 |
| 05X12-CDN | 60 | 10 | 600 | \$87.00 | \$1.45 | \$870.00 |
| 05X15-CDN | 75 | 63 | 4,725 | \$92.00 | \$1.23 | \$5,796.00 |
| 08X05-CDN | 40 | 1 | 40 | \$66.00 | \$1.65 | \$66.00 |
| 10X05-CDN | 50 | 57 | 2,850 | \$83.00 | \$1.66 | \$4,731.00 |
| 10X08-CDN | 80 | 4 | 320 | \$92.00 | \$1.15 | \$368.00 |
| 10X10-CDN | 100 | 149 | 14,900 | \$92.00 | \$0.92 | \$13,708.00 |
| 10X12-CDN | 120 | 28 | 3,360 | \$73.00 | \$0.61 | \$2,044.00 |
| 10X15-CDN | 150 | 67 | 10,050 | \$112.00 | \$0.75 | \$7,504.00 |
| 10X20-CDN | 200 | 87 | 17,400 | \$161.00 | \$0.81 | \$14,007.00 |
| 10X25-CDN | 250 | 2 | 500 | \$188.00 | \$0.75 | \$376.00 |
| 10X30-CDN | 300 | 45 | 13,500 | \$210.00 | \$0.70 | \$9,450.00 |
| 12X05-CDN | 60 | 9 | 540 | \$87.00 | \$1.45 | \$783.00 |
| 20X20-CDN | 400 | 2 | 800 | \$241.00 | \$0.60 | \$482.00 |
| 20X20-CDNM | 400 | 9 | 3,600 | \$241.00 | \$0.60 | \$2,169.00 |
| 20X30-CDNM | 600 | 1 | 600 | \$365.00 | \$0.61 | \$365.00 |
| 30X10-CDNM | 300 | 1 | 300 | \$210.00 | \$0.70 | \$210.00 |
| 30X20-CDNM | 600 | 2 | 1,200 | \$365.00 | \$0.61 | \$730.00 |
| 10X21-Parking | 210 | 87 | 18,270 | \$48.00 | \$0.23 | \$4,176.00 |
| 12X12-Parking | 244 | 2 | 488 | \$54.00 | \$0.22 | \$108.00 |
| 12X14-Parking | 168 | 1 | 168 | \$55.00 | \$0.33 | \$55.00 |
| 12X18-Parking | 216 | 2 | 432 | \$56.00 | \$0.26 | \$112.00 |
| 12X20-Parking | 240 | 7 | 1,680 | \$58.00 | \$0.24 | \$406.00 |
| 12X25-Parking | 300 | 63 | 18,900 | \$62.00 | \$0.21 | \$3,906.00 |
| 12X26-Parking | 312 | 8 | 2,496 | \$64.00 | \$0.21 | \$512.00 |
| 12X28-Parking | 336 | 11 | 3,696 | \$66.00 | \$0.20 | \$726.00 |
| 12X30-Parking | 360 | 25 | 9,000 | \$68.00 | \$0.19 | \$1,700.00 |
| 12X35-Parking | 420 | 3 | 1,260 | \$70.00 | \$0.17 | \$210.00 |
| 12X40-Parking | 480 | 23 | 11,040 | \$72.00 | \$0.15 | \$1,656.00 |
| Total Storage | | 642 | 79,195 | | | \$70,337 |
| Total Parking | | 232 | 67,430 | | | \$13,567 |
| Combined Total | | 874 | 146,625 | | | \$83,904 |

PROPERTY OVERVIEW

Extra Space (Jackson)

| Property Address | 4704 Robinson Road, Jackson, MS 39204 |
|------------------|---------------------------------------|
|------------------|---------------------------------------|

| | |
|--------------------------|-----------------------|
| Lot Size | 14.38 acres |
| Parcel Number | 0832-0250-001 |
| Total NRSF | 80,015 |
| Units | 660 |
| Parking Expansion | 67,430 SF / 232 units |
| Physical Occ | 89.30% |
| Economic Occ | 62.90% |
| Certificate of Occupancy | June 2023 |

Investment Highlights:

- 2023 conversion property in late stage lease-up
- Opportunity to expand with parking immediately
- Additional expansion around perimeter at buyer discretion
- Rent Income increased 115% over the past 12 months
- Asking rents only 84% of competitive rental rates
- No other REIT owned or managed competitors within 3-miles



PRO FORMA - EXTRA SPACE JACKSON

| JACKSON | | ACTUAL | | PROJECTED | | | | |
|-----------------------------|---|--------------------|---------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| | | Trailing 12 Actual | Trailing 3 Annualized (1) | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| Net Rentable Square Feet | 2 | 79,120 | 79,120 | 146,550 | 146,550 | 146,550 | 146,550 | 146,550 |
| Net Rental Income | | \$356,803 | \$471,531 | \$840,350 | \$1,243,581 | \$1,388,972 | \$1,432,375 | \$1,728,780 |
| ADD PARKING | 3 | | | \$72,540 | \$148,344 | \$154,677 | \$159,382 | \$164,230 |
| Admin Fees | | \$19,575 | \$33,060 | \$34,052 | \$35,073 | \$36,126 | \$37,209 | \$38,326 |
| Late Fees | | \$44,445 | \$48,147 | \$49,591 | \$51,079 | \$52,612 | \$54,190 | \$55,816 |
| Other Fees | | \$296 | \$296 | \$305 | \$314 | \$323 | \$333 | \$343 |
| Lock & Pack | | \$10,659 | \$19,620 | \$20,209 | \$20,815 | \$21,439 | \$22,082 | \$22,745 |
| Revenue - Property | | \$431,779 | \$572,654 | \$1,017,047 | \$1,499,207 | \$1,654,149 | \$1,705,572 | \$2,010,239 |
| Payroll | | \$70,136 | \$70,136 | \$71,832 | \$72,004 | \$72,177 | \$72,351 | \$72,524 |
| Management Fees | | \$30,000 | \$30,000 | \$61,707 | \$80,222 | \$95,360 | \$113,455 | \$135,245 |
| Marketing | | \$44,743 | \$44,743 | \$62,758 | \$64,667 | \$66,634 | \$68,660 | \$70,749 |
| Utilities | 5 | \$54,900 | \$54,900 | \$56,547 | \$58,243 | \$59,990 | \$61,790 | \$63,644 |
| Office & Employee | | \$9,343 | \$9,343 | \$9,335 | \$9,619 | \$9,911 | \$10,213 | \$10,523 |
| Administrative | | \$8,339 | \$8,339 | \$10,479 | \$10,798 | \$11,126 | \$11,465 | \$11,813 |
| R&M | | \$15,898 | \$15,898 | \$21,086 | \$21,728 | \$22,388 | \$23,069 | \$23,771 |
| Other | | \$3,969 | \$3,969 | \$5,998 | \$6,180 | \$6,368 | \$6,562 | \$6,761 |
| Tax | 4 | \$33,544 | \$33,544 | \$34,550 | \$35,587 | \$36,654 | \$37,754 | \$38,887 |
| Insurance | | \$26,438 | \$26,438 | \$33,223 | \$34,234 | \$35,275 | \$36,348 | \$37,454 |
| Expense - Property | | \$297,309 | 297,309 | 367,514 | 393,281 | 415,885 | 441,667 | 471,371 |
| Net Operating Income | | \$134,470 | 275,345 | 649,533 | 1,105,926 | 1,238,264 | 1,263,905 | 1,538,867 |

(1) T-3 Rents Annualized. T-12 Actual Expenses

(2) Add parking at 67,430 SF

(3) Parking to be completed by Buyer. Revenue assumed as-completed within 90-days of close

(4) Buyer to consult their own property tax expert for estimate of post sale property taxes

(5) Averaged utility expenses for May and June 2025 to normalize expense load

T-12 P&L

| | Jul-24 | Aug-24 | Sep-24 | Oct-24 | Nov-24 | Dec-24 | Jan-25 | Feb-25 | Mar-25 | Apr-25 | May-25 | Jun-25 | T-12 Actual |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Net Rentable Square Feet | 79,120 | 79,120 | 79,120 | 79,120 | 79,120 | 79,120 | 79,120 | 79,120 | 79,120 | 79,120 | 79,120 | 79,120 | |
| Net Rental Income | \$21,384 | \$23,395 | \$23,492 | \$23,801 | \$25,811 | \$27,699 | \$29,891 | \$30,117 | \$33,330 | \$37,249 | \$39,303 | \$41,331 | \$356,803 |
| Admin Fees | \$1,363 | \$1,479 | \$1,102 | \$1,479 | \$1,276 | \$928 | \$667 | \$1,102 | \$1,914 | \$5,133 | \$2,233 | \$899 | \$19,575 |
| Late Fees | \$2,438 | \$3,081 | \$3,892 | \$4,070 | \$4,573 | \$4,472 | \$4,282 | \$2,679 | \$2,922 | \$3,455 | \$4,653 | \$3,929 | \$44,445 |
| Other Fees | \$10 | \$41 | \$1 | \$51 | \$12 | \$22 | \$2 | \$22 | \$61 | \$11 | \$51 | \$12 | \$296 |
| Lock & Pack | \$648 | \$655 | \$534 | \$563 | \$620 | \$528 | \$427 | \$673 | \$1,108 | \$2,894 | \$1,272 | \$739 | \$10,659 |
| Revenue - Property | \$25,843 | \$28,651 | \$29,021 | \$29,963 | \$32,292 | \$33,649 | \$35,268 | \$34,593 | \$39,335 | \$48,742 | \$47,512 | \$46,910 | \$431,779 |
| Payroll | \$5,581 | \$5,395 | \$4,588 | \$5,469 | \$5,656 | \$5,535 | \$5,809 | \$5,348 | \$5,642 | \$5,978 | \$8,838 | \$6,296 | \$70,136 |
| Management Fees | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$30,000 |
| Marketing | \$3,864 | \$3,455 | \$3,864 | \$3,731 | \$3,007 | \$3,736 | \$1,942 | \$4,311 | \$3,091 | \$5,490 | \$5,145 | \$3,107 | \$44,743 |
| Utilities | \$4,278 | \$6,964 | \$3,375 | \$3,321 | \$6,320 | \$4,206 | \$6,313 | \$3,591 | \$3,299 | \$3,685 | \$937 | \$8,612 | \$54,900 |
| Office & Employee | \$870 | \$955 | \$647 | \$698 | \$749 | \$733 | \$703 | \$668 | \$862 | \$644 | \$765 | \$1,048 | \$9,343 |
| Administrative | \$493 | \$516 | \$537 | \$468 | \$626 | \$551 | \$753 | \$616 | \$651 | \$1,140 | \$859 | \$1,129 | \$8,339 |
| R&M | \$1,232 | \$1,295 | \$1,115 | \$1,727 | \$1,071 | \$983 | \$1,452 | \$892 | \$650 | \$1,511 | \$1,729 | \$2,241 | \$15,898 |
| Other | \$78 | \$335 | \$337 | \$377 | \$152 | \$78 | \$546 | \$348 | \$81 | \$1,039 | \$492 | \$106 | \$3,969 |
| Tax | \$2,795 | \$2,795 | \$2,795 | \$2,795 | \$2,795 | \$2,795 | \$2,795 | \$2,795 | \$2,795 | \$2,795 | \$2,795 | \$2,795 | \$33,544 |
| Insurance | \$2,138 | \$2,138 | \$2,138 | \$2,138 | \$2,138 | \$2,138 | \$2,138 | \$2,138 | \$2,138 | \$2,138 | \$2,724 | \$2,333 | \$26,438 |
| Expense - Property | \$23,828 | \$26,348 | \$21,896 | \$23,224 | \$25,013 | \$23,256 | \$24,952 | \$23,208 | \$21,710 | \$26,922 | \$26,785 | \$30,167 | \$297,309 |
| Net Operating Income | \$2,014 | \$2,303 | \$7,124 | \$6,739 | \$7,278 | \$10,394 | \$10,316 | \$11,386 | \$17,625 | \$21,820 | \$20,727 | \$16,743 | \$134,470 |

PROPERTY PRICING

Extra Space managed - Robinson Rd I Jackson, MS

| | ACTUAL | | PROJECTED | | | | |
|-------------------------------|-----------------------|------------------------------|----------------|------------------|------------------|------------------|------------------|
| | Trailing 12 Actual | Trailing 3 Annualized (1) | Year 1 * | Year 2 | Year 3 | Year 4 | Year 5 |
| Net Rentable Square Feet | 79,120 | 79,120 | 146,550 | 146,550 | 146,550 | 146,550 | 146,550 |
| Revenue - Property | \$431,779 | \$625,500 | \$1,017,047 | \$1,499,207 | \$1,654,149 | \$1,705,572 | \$2,010,239 |
| Expense - Property | \$299,253 | 306,783 | 367,514 | 393,281 | 415,885 | 441,667 | 471,371 |
| Net Operating Income | \$132,526 | 318,717 | 649,533 | 1,105,926 | 1,238,264 | 1,263,905 | 1,538,867 |
| | CAP | 2.3% | 4.7% | 8.0% | 9.0% | 9.2% | 11.2% |
| * Add parking to SF in Year 1 | Price | \$13,758,490 | \$13,758,490 | \$13,758,490 | \$13,758,490 | \$13,758,490 | \$13,758,490 |
| | \$/SF | | | | \$93.88 | | |

Assumable Financing : \$10,080,000 / SOFR +5 / 2-3 Years I/O - Inquire for more details

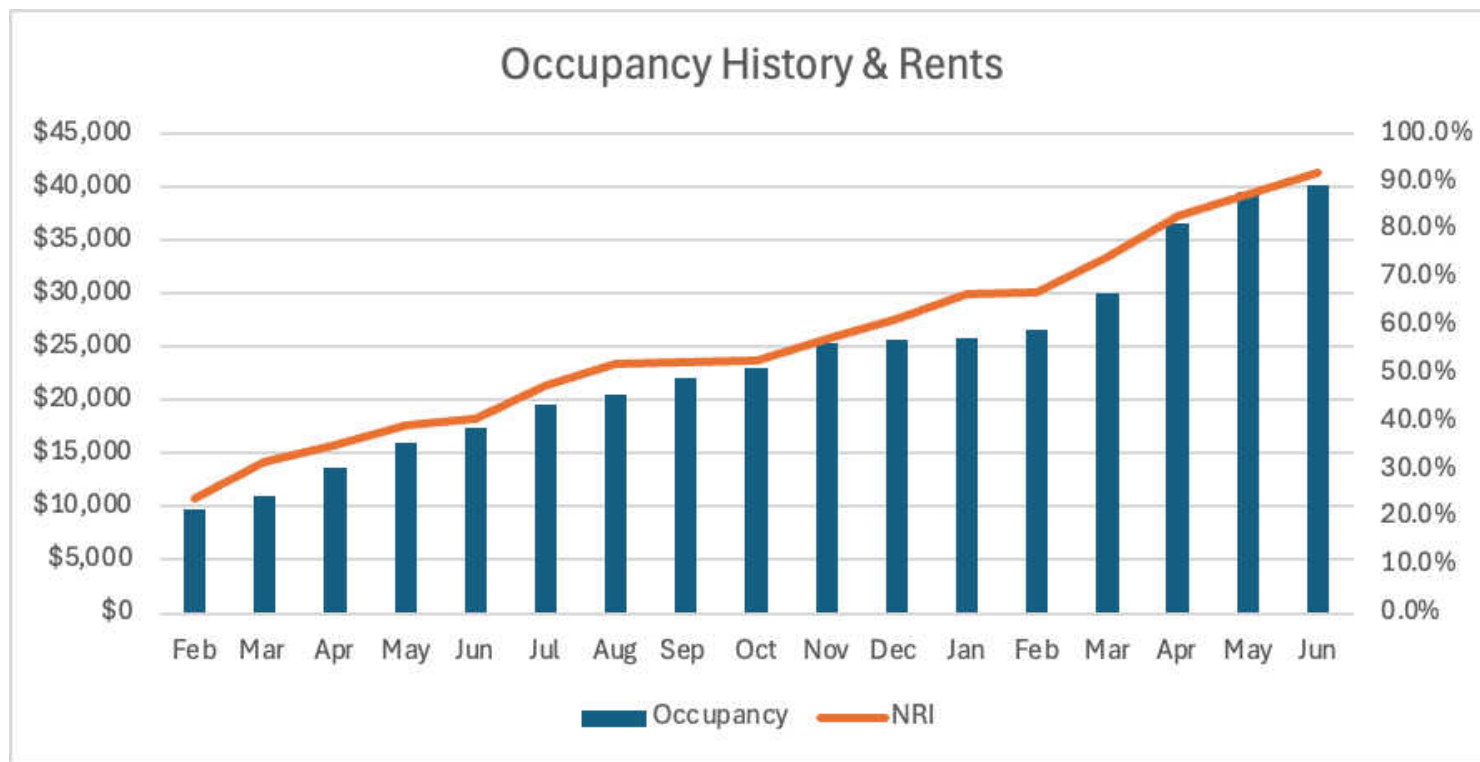
As-Built Unit Mix:

9983 Stash SS - Jackson MS 05.19.2022

| GROSS SF | 5'x5' | 5'x10' | 10' x 6' | 7.5'x10' | 5'x15' | 8'x10' | 10'x10' | 10'x12.5' | 10'x15' | 10'x20' | 10'x23' | 10'x25' | 10'x30' | UNITS |
|----------|-------|--------|----------|----------|--------|--------|---------|-----------|---------|---------|---------|---------|---------|--------|
| 101,050 | 56 | 100 | 15 | 5 | 67 | 1 | 153 | 33 | 67 | 109 | 2 | 2 | 50 | 660 |
| | 56 | 100 | 15 | 5 | 67 | 1 | 153 | 33 | 67 | 109 | 2 | 2 | 50 | 660 |
| | 25 | 50 | 60 | 75 | 75 | 80 | 100 | 125 | 150 | 200 | 230 | 250 | 300 | |
| 101,050 | 1,400 | 5,000 | 900 | 375 | 5,025 | 80 | 15,300 | 4,125 | 10,050 | 21,800 | 460 | 500 | 15,000 | 80,015 |
| | 8.5% | 15.2% | 2.3% | 0.8% | 10.2% | 0.2% | 23.2% | 5.0% | 10.2% | 16.5% | 0.3% | 0.3% | 7.6% | 100% |
| | 2% | 6% | 1% | 0% | 6% | 0% | 19% | 5% | 13% | 27% | 1% | 1% | 19% | 121.23 |
| | | | | | | | | | | | | | | 79% |

OCCUPANCY HISTORY

| | Feb 2024 | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun |
|---------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Occupancy | 21.7% | 24.5% | 30.4% | 35.7% | 38.8% | 43.7% | 45.5% | 49.2% | 51.1% | 56.5% | 57.2% | 57.3% | 59.3% | 66.8% | 81.4% | 87.9% | 89.3% |
| NRI | \$10,761 | \$14,204 | \$15,789 | \$17,674 | \$18,244 | \$21,384 | \$23,395 | \$23,492 | \$23,801 | \$25,811 | \$27,699 | \$29,891 | \$30,117 | \$33,330 | \$37,249 | \$39,303 | \$41,331 |
| MTM Rent Increases | | 32.0% | 11.2% | 11.9% | 3.2% | 17.2% | 9.4% | 0.4% | 1.3% | 8.4% | 7.3% | 7.9% | 0.8% | 10.7% | 11.8% | 5.5% | 5.2% |
| Rents/Occ SF | \$0.63 | \$0.73 | \$0.66 | \$0.63 | \$0.59 | \$0.62 | \$0.65 | \$0.60 | \$0.59 | \$0.58 | \$0.61 | \$0.66 | \$0.64 | \$0.63 | \$0.58 | \$0.56 | \$0.58 |



COMPARABLES - EXTRA SPACE JACKSON

| Property Name | Address | Est. SF | Distance | 5x5 | 5x10 | 10x10 | 10x20 | 10x30 | Parking |
|----------------------------|-------------------------|----------------|----------|---------------|---------------|---------------|---------------|---------------|---------------|
| Extra Space Storage | 4704 Robinson Rd | 80,015 | | \$1.28 | \$1.08 | \$0.70 | \$0.52 | \$0.45 | |
| Hy N Dry Mini | 4735 Robinson Rd | 62,200 | 0.32 | | | | | | |
| StorageMax | 4565 Lynch St | 57,132 | 0.36 | \$2.80 | \$1.64 | \$1.15 | \$0.76 | \$0.91 | \$0.18 |
| The Storage Center | 5651 Highway 18 | 100,148 | 1.10 | \$1.80 | \$1.54 | \$0.99 | \$1.09 | \$0.86 | |
| American Premier Storage | 2141 Woodland Way | 42,056 | 1.21 | \$2.00 | \$0.68 | \$0.69 | \$0.95 | \$0.50 | \$0.14 |
| Jackson Self Storage | 3280 US 80 | 47,200 | 1.31 | \$1.36 | \$0.88 | \$0.69 | \$0.55 | \$0.50 | |
| Devon Self Storage | 2947 McDowell Rd | 47,357 | 1.77 | \$1.68 | \$0.88 | \$0.69 | \$0.55 | \$0.72 | |
| American Mini Storage | 2372 US 80 | 45,978 | 1.94 | \$0.96 | \$0.78 | \$0.64 | \$0.55 | \$0.53 | \$0.11 |
| U-Haul | 2234 Hwy 80 West | 27,926 | 2.06 | | \$1.40 | \$1.40 | \$0.85 | | |
| Storage super Center | 5210 US 80 | 54,918 | 2.10 | | | | | | |
| Storage Rentals of America | 5831 Hwy 80 W | 32,400 | 2.91 | \$1.32 | \$0.64 | \$0.51 | \$0.45 | \$0.67 | |
| Market Averages | | 596,510 | | \$1.65 | \$1.06 | \$0.83 | \$0.70 | \$0.64 | \$0.14 |
| | | | | 78% | 102% | 84% | 75% | 70% | |

YARDI Matrix 3-mile rent survey
6/20/2025 - closest comparable
unit sizes listed



5210 U.S. 80

Property Name
Storage super Center

Est. SF
54,918



4565 John R. Lynch Street

Property Name
StorageMax

Est. SF
57,132



4735 Robinson Road

Property Name
Hy N Dry Mini

Est. SF
62,200



State Highway 18 West

Property Name
The Storage Center

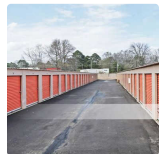
Est. SF
100,148



5831 U.S. 80

Property Name
Storage Rentals of America

Est. SF
32,400



3280 U.S. 80

Property Name
Jackson Self Storage

Est. SF
47,200



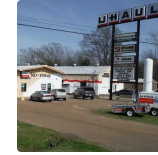
2234 U.S. 80

Property Name
U-Haul

Est. SF
27,926



**4704 Robinson Road,
Jackson, MS**



2372 U.S. 80

Property Name
American Mini Storage

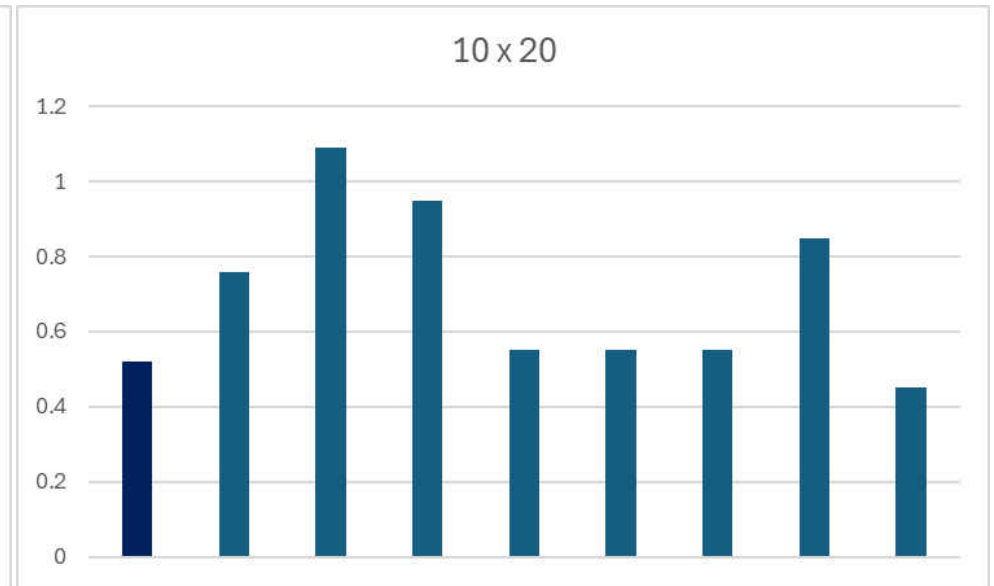
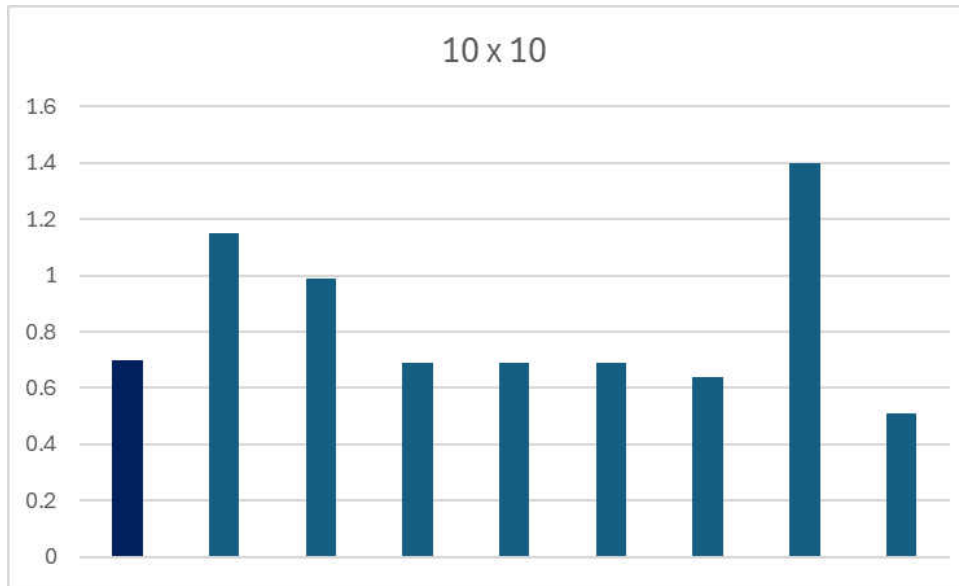
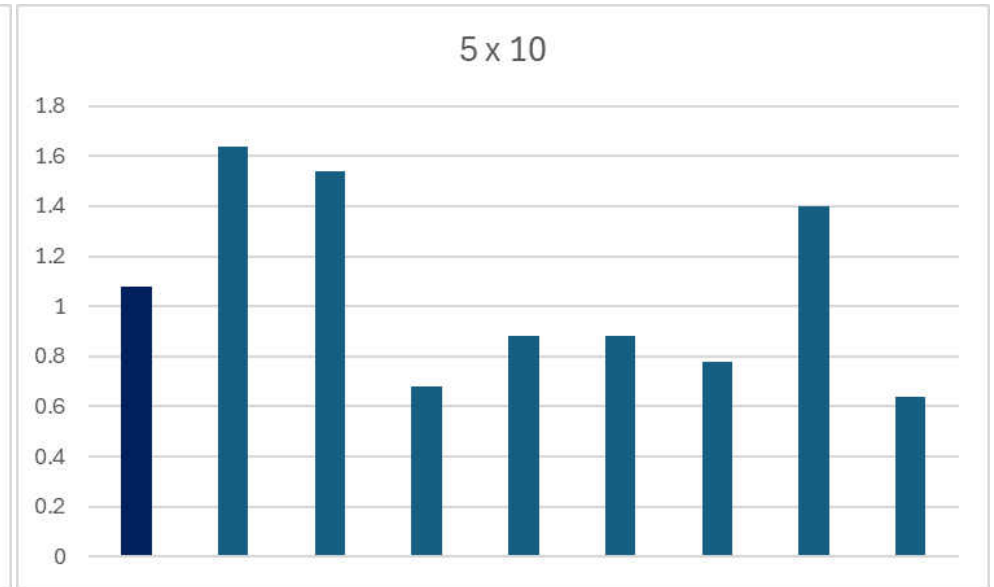
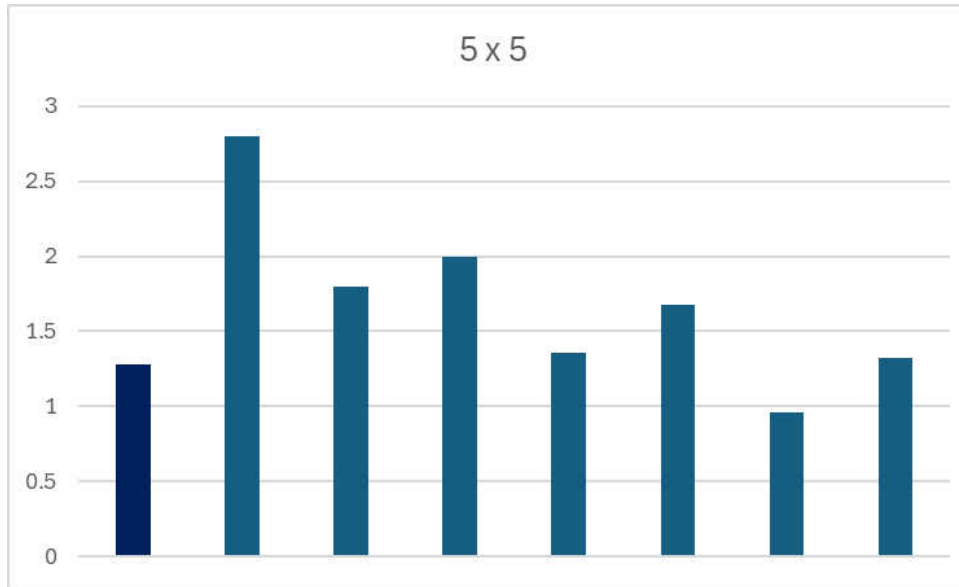
Est. SF
45,978



**2947 McDowell Road
Extension**

Property Name
Devon Self Storage

Est. SF
47,357



MARKET KEYPOINTS - JACKSON, MS



SOLID POPULATION BASE

Jackson has a population of 43,544 within a 3-mile radius and 92,048 within 5 miles, ensuring a steady demand for self-storage.



GROWING DEMOGRAPHICS

With a median household income of \$39,739, Jackson's residents represent a stable and expanding market for both personal and business storage.



STRATEGIC TRANSPORTATION HUB

Key access points via I-20 and I-55, along with the Jackson-Medgar Wiley Evers International Airport, provide excellent connectivity, supporting logistical needs and increasing storage demand.



DIVERSE EMPLOYMENT DRIVERS

Major employers like the University of Mississippi Medical Center and state government offer economic stability, driving both residential and commercial storage requirements.

JACKSON, MS

Extra Space Storage, Jackson, Mississippi, with a population of approximately 43,544 within a 3-mile radius and 92,048 within 5 miles, serves as the economic and cultural hub of the state. The city's median household income is \$39,739, reflecting a solid consumer base with both residential and commercial demand for self-storage. Jackson's population is supported by diverse sectors, including healthcare, education, and government services, which foster a steady demand for storage solutions for both individuals and businesses.

The city's transportation infrastructure is robust, with easy access to major highways such as I-20 and I-55, connecting Jackson to other key regional markets. The Jackson-Medgar Wiley Evers International Airport further enhances the city's accessibility, facilitating both personal and commercial travel. This strategic transportation network positions Jackson as a prime location for logistics and retail, driving continued demand for convenient self-storage options in both residential and business sectors.

Major employers such as the University of Mississippi Medical Center, Mississippi State Government, and Jackson Public Schools provide a stable job market, ensuring a steady stream of residents and businesses that require storage. As Jackson's economy continues to grow, fueled by healthcare, education, and public sector industries, the demand for self-storage is expected to increase, offering a reliable investment opportunity in this dynamic market.

Colliers

MONTGOMERY, ALABAMA



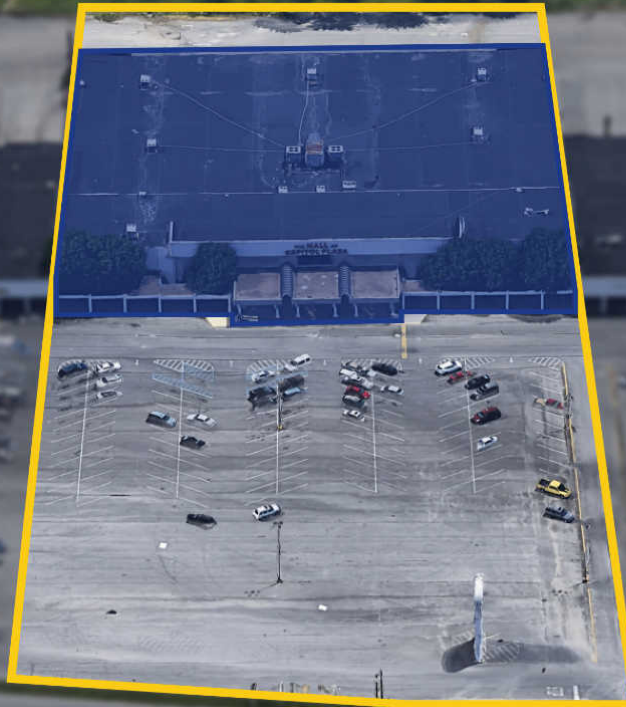
Colliers



2272

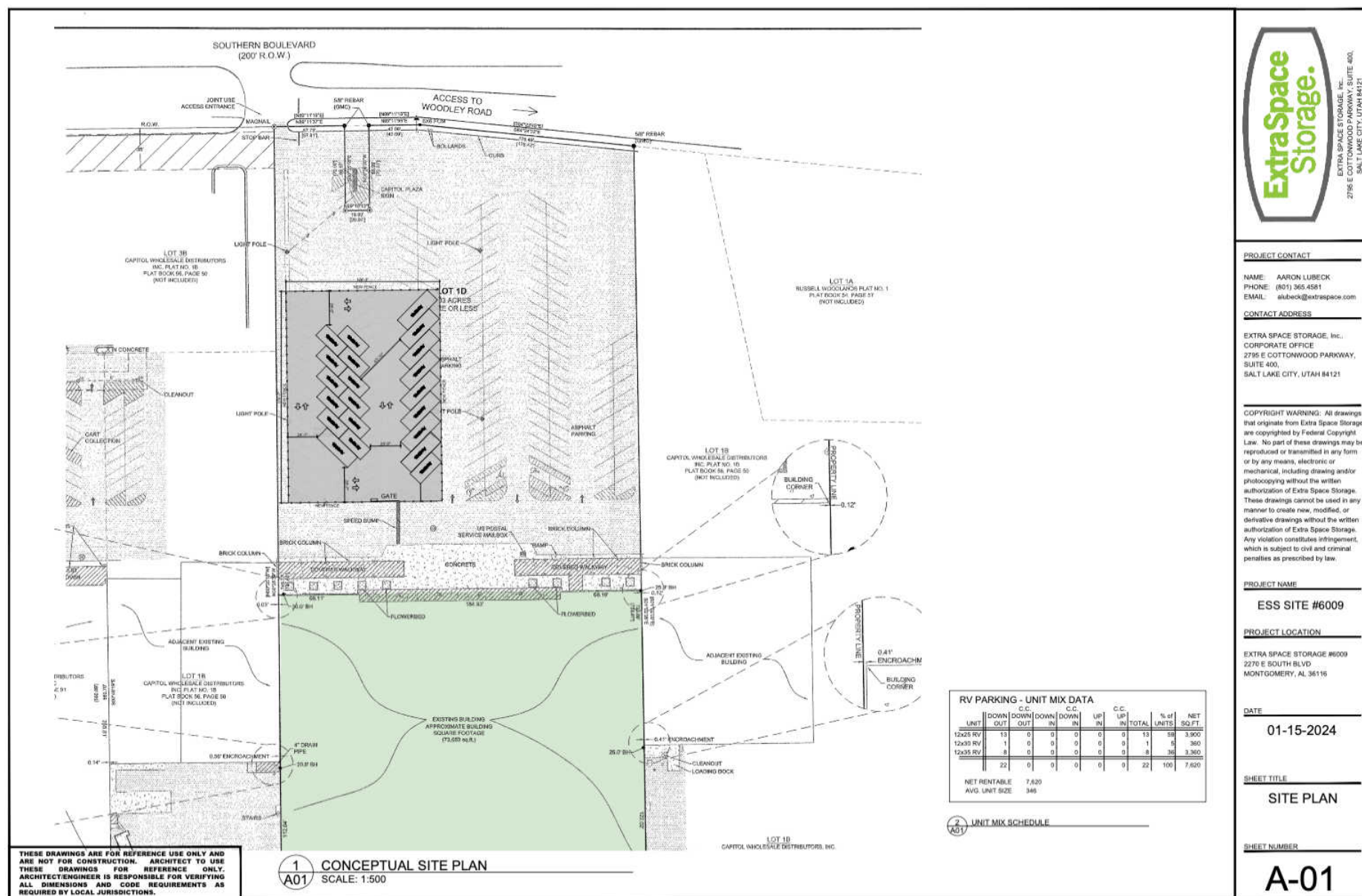
EAST SOUTH BOULEVARD
MONTGOMERY, AL

WOODLEY RD



E SOUTH BLVD

SITE PLAN - EXTRA SPACE MONTGOMERY



UNIT MIX - EXTRA SPACE MONTGOMERY

| Dimension/Attributes | Unit Sq Ft | Total Units | Total Sq Ft | Street Rate | Rate/SF | Potential |
|----------------------|------------|-------------|-------------|-------------|---------|-----------|
| 04X04-CDN | 16 | 1 | 16 | 24 | \$1.50 | \$24 |
| 05X05-CDN | 25 | 47 | 1,175 | 34 | \$1.36 | \$1,598 |
| 05X08-CDN | 40 | 3 | 120 | 45 | \$1.13 | \$135 |
| 05X10-CDN | 50 | 79 | 3,950 | 44 | \$0.88 | \$3,476 |
| 05X13-CDN | 65 | 7 | 455 | 65 | \$1.00 | \$455 |
| 05X15-CDN | 75 | 79 | 5,925 | 58 | \$0.77 | \$4,582 |
| 07X10-CDN | 70 | 4 | 280 | 68 | \$0.97 | \$272 |
| 08X10-CDN | 80 | 1 | 80 | 73 | \$0.91 | \$73 |
| 08X15-CDN | 120 | 2 | 240 | 97 | \$0.81 | \$194 |
| 10X05-CDN | 50 | 19 | 950 | 44 | \$0.88 | \$836 |
| 10X10-CDN | 100 | 76 | 7,600 | 89 | \$0.89 | \$6,764 |
| 10X12-CDN | 120 | 4 | 480 | 97 | \$0.81 | \$388 |
| 10X13-CDN | 130 | 12 | 1,560 | 100 | \$0.77 | \$1,200 |
| 10X15-CDN | 150 | 48 | 7,200 | 101 | \$0.67 | \$4,848 |
| 10X15-CDNM | 150 | 2 | 300 | 101 | \$0.67 | \$202 |
| 10X17-CDN | 170 | 4 | 680 | 114 | \$0.67 | \$456 |
| 10X20-CDN | 200 | 18 | 3,600 | 130 | \$0.65 | \$2,340 |
| 10X20-CDNM | 200 | 15 | 3,000 | 130 | \$0.65 | \$1,950 |
| 10X22-CDN | 220 | 6 | 1,320 | 137 | \$0.62 | \$822 |
| 10X25-CDN | 250 | 1 | 250 | 148 | \$0.59 | \$148 |
| 10X30-CDN | 300 | 31 | 9,300 | 161 | \$0.54 | \$4,991 |
| 10X60-CDNM | 600 | 1 | 600 | 295 | \$0.49 | \$295 |
| 15X15-CDN | 225 | 1 | 225 | 138 | \$0.61 | \$138 |
| 15X25-CDN | 375 | 1 | 375 | 190 | \$0.51 | \$190 |
| 20X05-CDNM | 100 | 1 | 100 | 89 | \$0.89 | \$89 |
| 20X13-CDN | 260 | 1 | 260 | 152 | \$0.58 | \$152 |
| 20X15-CDNM | 300 | 11 | 3,300 | 161 | \$0.54 | \$1,771 |
| 20X30-CDNM | 600 | 1 | 600 | 295 | \$0.49 | \$295 |
| 30X05-CDNM | 150 | 3 | 450 | 101 | \$0.67 | \$303 |
| | | | | | | |
| 12x25 | 300 | 13 | 3,900 | \$99.00 | \$0.33 | \$1,287 |
| 12x30 | 360 | 1 | 360 | \$110.00 | \$0.31 | \$110 |
| 12x35 | 420 | 8 | 3,360 | \$120.00 | \$0.29 | \$960 |
| | | | | | | |
| Storage | | 479 | 54,391 | | \$0.72 | \$38,987 |
| Parking * | | 22 | 7,620 | | \$0.31 | 2,357 |
| Total | | 501 | 62,011 | | | \$41,344 |

* Parking plan to be
implemented by Buyer

PROPERTY OVERVIEW

Extra Space (Montgomery)

| Property Address | 2270 East South Blvd, Montgomery, AL 36116 |
|--------------------------|--|
| Lot Size | 5.03 acres |
| Parcel Number | 10-08-33-2-005-002.004 |
| Total NRSF | 57,575 |
| Units | 533 |
| Parking Expansion | 7,620 SF / 22 units |
| Physical Occ | 90.60% |
| Economic Occ | 81.80% |
| Certificate of Occupancy | March 2023 |

Investment Highlights:

- 2023 conversion property in late stage lease-up
- Opportunity to expand with parking immediately
- Additional expansion with drive-up or portable storage units
- Rent Income increased 54.3% over the past 12 months
- Asking rents only 78% of competitive rental rates
- 46 unit rentals in June 2025
- Institutional Employers - Hyundai Motor Manufacturing & State Government



PRO FORMA - EXTRA SPACE MONTGOMERY

| | | ACTUAL | | | PROJECTED | | | | |
|-----------------------------|---|-------------------|--------------------|---------------------------|------------------|------------------|------------------|------------------|--------------------|
| | | Trailing 3 Actual | Trailing 12 Actual | Trailing 3 Annualized (1) | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| Net Rentable Square Feet | | | 54,691 | 54,691 | 62,311 | 62,311 | 62,311 | 62,311 | 62,311 |
| Net Rental Income | | \$123,024 | \$283,331 | \$492,096 | \$598,753 | \$768,791 | \$884,796 | \$911,340 | \$938,680 |
| ADD PARKING | 2 | | | | \$13,085 | \$14,880 | \$15,624 | \$16,093 | \$16,576 |
| Admin Fees | | \$3,558 | \$11,165 | \$14,233 | \$14,660 | \$15,100 | \$15,553 | \$16,020 | \$16,500 |
| Late Fees | | \$6,867 | \$32,333 | \$27,468 | \$28,292 | \$29,140 | \$30,015 | \$30,915 | \$31,843 |
| Other Fees | | \$123 | \$234 | \$492 | \$506 | \$522 | \$537 | \$553 | \$570 |
| Lock & Pack | | \$2,721 | \$7,429 | \$10,886 | \$11,212 | \$11,548 | \$11,895 | \$12,252 | \$12,619 |
| Revenue - Property | | \$136,294 | \$334,492 | \$545,175 | \$666,509 | \$839,982 | \$958,420 | \$987,173 | \$1,016,788 |
| Payroll | | \$20,287 | \$71,159 | \$71,159 | \$72,938 | \$74,762 | \$76,631 | \$78,547 | \$80,510 |
| Management Fees | | \$7,892 | \$30,000 | \$30,000 | \$39,991 | \$50,399 | \$57,505 | \$59,230 | \$61,007 |
| Marketing | | \$6,272 | \$24,971 | \$24,971 | \$25,596 | \$26,236 | \$26,891 | \$27,564 | \$28,253 |
| Utilities | | \$6,376 | \$34,320 | \$34,320 | \$35,178 | \$36,057 | \$36,959 | \$37,883 | \$38,830 |
| Office & Employee | | \$3,666 | \$8,924 | \$8,924 | \$9,147 | \$9,375 | \$9,610 | \$9,850 | \$10,096 |
| Administrative | | \$2,513 | \$6,575 | \$6,575 | \$6,740 | \$6,908 | \$7,081 | \$7,258 | \$7,439 |
| R&M | | \$4,890 | \$7,759 | \$7,759 | \$7,953 | \$8,151 | \$8,355 | \$8,564 | \$8,778 |
| CAM Charges | 4 | | \$24,957 | \$24,957 | \$24,957 | \$24,957 | \$24,957 | \$24,957 | \$24,957 |
| Other | | \$3,856 | \$5,793 | \$5,793 | \$5,938 | \$6,086 | \$6,238 | \$6,394 | \$6,554 |
| Tax | 3 | \$- | \$75,966 | \$75,966 | \$77,865 | \$79,812 | \$81,807 | \$83,852 | \$85,948 |
| Insurance | | \$5,131 | \$15,828 | \$15,828 | \$16,224 | \$16,629 | \$17,045 | \$17,471 | \$17,908 |
| Expense - Property | | 60,884 | \$306,252 | \$306,252 | \$322,525 | \$339,372 | \$353,079 | \$361,570 | \$370,281 |
| Net Operating Income | | 75,410 | \$28,240 | \$238,923 | \$343,984 | \$500,609 | \$605,341 | \$625,603 | \$646,507 |

(1) T-3 Rents Annualized. T-12 Actual Expenses

(2) Add parking at 7,620 SF

(2) Parking to be completed by Buyer. Revenue assumed as-completed within 90-days of close.

(3) Buyer to consult tax consultant for post-sale property tax liability

(4) Monthly CAM charges \$1540 fixed plus any additional repairs/charges.

T-12 P&L

| | Jul 2024 | Aug 2024 | Sep 2024 | Oct 2024 | Nov 2024 | Dec 2024 | Jan 2025 | Feb 2025 | Mar 2025 | Apr 2025 | May 2025 | Jun 2025 | Trailing 12 Actual |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------------|
| Net Rentable Square Feet | 54,691 | 54,691 | 54,691 | 54,691 | 54,691 | 54,691 | 54,691 | 54,691 | 54,691 | 54,691 | 54,691 | 54,691 | |
| Net Rental Income | 19,718 | 19,416 | 19,649 | 21,345 | 21,091 | 22,590 | 22,834 | 23,743 | 26,372 | 27,694 | 29,028 | 29,851 | \$283,331 |
| Admin Fees | 580 | 899 | 986 | 1,015 | 1,073 | 754 | 870 | 377 | 609 | 1,479 | 1,189 | 1,334 | \$11,165 |
| Late Fees | 2,932 | 2,494 | 2,405 | 1,914 | 2,466 | 3,207 | 2,981 | 2,206 | 2,487 | 2,865 | 2,886 | 3,489 | \$32,333 |
| Other Fees | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 2 | 2 | 132 | 12 | 2 | \$234 |
| Lock & Pack | 440 | 412 | 587 | 690 | 767 | 549 | 765 | 287 | 485 | 908 | 740 | 799 | \$7,429 |
| Revenue - Property | 23,682 | 23,232 | 23,639 | 24,976 | 25,409 | 27,113 | 27,462 | 26,616 | 29,956 | 33,078 | 33,855 | 35,475 | 334,492 |
| Payroll | 6,158 | 5,449 | 5,546 | 6,355 | 6,459 | 5,774 | 6,327 | 5,788 | 6,401 | 5,653 | 5,897 | 5,353 | \$71,159 |
| Management Fees | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | \$30,000 |
| Marketing | 1,774 | 1,962 | 2,910 | 2,493 | 1,657 | 1,769 | 1,616 | 1,881 | 1,615 | 2,223 | 2,835 | 2,237 | \$24,971 |
| Utilities | 3,586 | 696 | 4,163 | 4,931 | 2,078 | 2,374 | 3,255 | 3,331 | 2,599 | 1,869 | 2,465 | 2,973 | \$34,320 |
| Office & Employee | 836 | 683 | 771 | 671 | 722 | 620 | 663 | 772 | 725 | 774 | 733 | 953 | \$8,924 |
| Administrative | 434 | 443 | 463 | 493 | 477 | 480 | 659 | 532 | 468 | 863 | 636 | 628 | \$6,575 |
| R&M | 150 | 207 | 524 | 155 | 216 | 215 | 1,446 | 1,343 | 570 | 1,824 | 663 | 446 | \$7,759 |
| CAM Charges | 3,575 | 2,465 | 1,540 | 1,540 | 1,540 | 1,540 | 3,354 | 1,540 | 1,540 | 1,540 | 2,151 | 2,632 | \$24,957 |
| Other | 147 | 458 | 150 | 351 | 145 | 455 | 150 | 157 | 476 | 118 | 554 | 2,632 | \$5,793 |
| Tax | 848 | 848 | 848 | 1,011 | 848 | 51,750 | 3,538 | 3,288 | 3,125 | 3,288 | 3,288 | 3,288 | \$75,966 |
| Insurance | 1,290 | 1,290 | 1,290 | 1,290 | 1,290 | 1,290 | 1,290 | 1,290 | 1,290 | 1,465 | 1,377 | 1,377 | \$15,828 |
| Expense - Property | 21,297 | 17,002 | 20,704 | 21,789 | 17,933 | 68,767 | 24,797 | 22,423 | 21,309 | 22,116 | 23,097 | 25,019 | 306,252 |
| Net Operating Income | 2,385 | 6,230 | 2,935 | 3,187 | 7,477 | (41,654) | 2,665 | 4,193 | 8,647 | 10,962 | 10,758 | 10,456 | 28,240 |

PROPERTY PRICING

Extra Space managed - Montgomery - East South St

| | ACTUAL | | | | PROJECTED | | |
|-------------------------------|--------------------|---------------------------|------------------|------------------|--------------------|------------------|------------------|
| | Trailing 12 Actual | Trailing 3 Annualized (1) | Year 1 * | Year 2 | Year 3 | Year 4 | Year 5 |
| Net Rentable Square Feet | 54,691 | 54,691 | 54,691 | 54,691 | 54,691 | 54,691 | 54,691 |
| Revenue - Property | \$334,492 | \$545,175 | \$666,509 | \$839,982 | \$958,420 | \$987,173 | \$1,016,788 |
| Expense - Property | \$306,252 | \$306,252 | \$322,525 | \$339,372 | \$353,079 | \$361,570 | \$370,281 |
| Net Operating Income | \$28,240 | \$238,923 | \$343,984 | \$500,609 | \$605,341 | \$625,603 | \$646,507 |
| | CAP | 3.3% | 4.7% | 6.8% | 8.25% | 8.5% | 8.8% |
| * Add parking to SF in Year 1 | Price | \$7,337,465 | \$7,337,465 | \$7,337,465 | \$7,337,465 | \$7,337,465 | \$7,337,465 |
| | \$/SF | | | | \$134.16 | | |

Assumable Financing: \$6,400,000 / SOFR +4.5 / 2-3 Year I/O : Inquire for more details

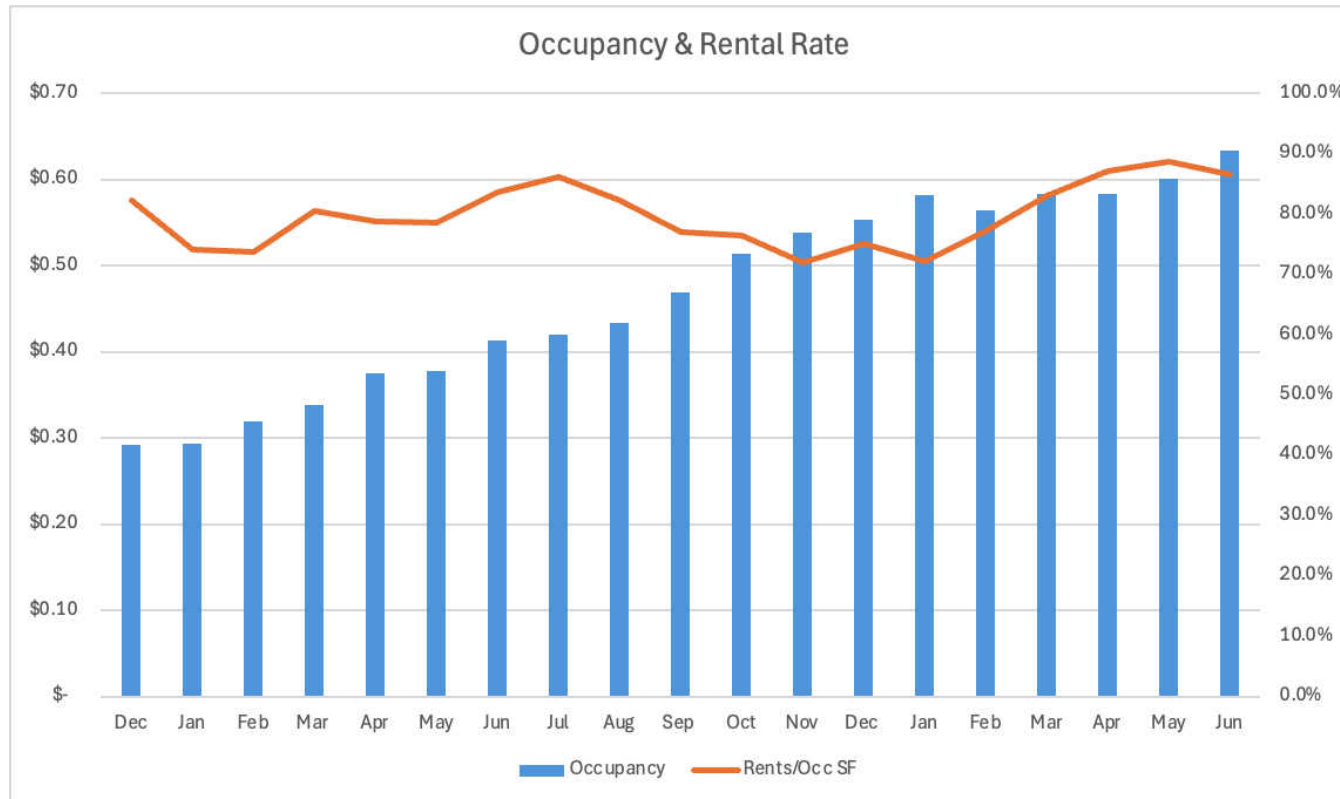
As-Built Unit Mix

STASH SELF-STORAGE: MONTGOMERY, AL

| GROSS SF | 5'x5' | 5'x7.5' | 5'x10' | 5'x15' | 10'x7.5' | 10'x10' | 7.5'x15' | 10'x12.5' | 10'x15' | 10'x20' | 10'x25' | 10'x30' | UNITS |
|---------------|-------|---------|--------|--------|----------|---------|----------|-----------|---------|---------|---------|---------|---------------|
| 73,652 | 59 | 3 | 124 | 86 | 2 | 101 | 1 | 1 | 85 | 19 | 13 | 39 | |
| | 59 | 3 | 124 | 86 | 2 | 101 | 1 | 1 | 85 | 19 | 13 | 39 | 533 |
| | | | | | | | | | | | | | |
| | 25 | 38 | 50 | 75 | 75 | 100 | 113 | 125 | 150 | 200 | 250 | 300 | |
| 73,652 | 1,475 | 113 | 6,200 | 6,450 | 150 | 10,100 | 113 | 125 | 12,750 | 3,800 | 4,600 | 11,700 | 57,575 |
| | 11% | 1% | 23% | 14% | 0% | 19% | 0% | 0% | 16% | 4% | 8% | 7% | 103% |
| | 3% | 0% | 11% | 11% | 0% | 18% | 0% | 0% | 22% | 7% | 8% | 20% | 108.02 |
| | | | | | | | | | | | | | 78% |

OCCUPANCY HISTORY

| | Dec 2023 | Jan 2024 | Mar 2024 | Mar 2024 | Apr 2024 | May 2024 | Jun 2024 | Jul 2024 | Aug 2024 | Sep 2024 | Oct 2024 | Nov 2024 | Dec 2024 | Jan 2025 | Feb 2025 | Mar 2025 | Apr 2025 | May 2025 | Jun 2025 |
|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Occupancy | 41.8% | 42.0% | 45.6% | 48.3% | 53.6% | 54.0% | 59.1% | 60.1% | 62.0% | 67.0% | 73.4% | 76.9% | 79.1% | 83.1% | 80.7% | 83.3% | 83.4% | 85.9% | 90.6% |
| NRI | \$13,082 | \$11,867 | \$12,806 | \$14,804 | \$16,101 | \$16,148 | \$18,813 | \$19,718 | \$19,416 | \$19,649 | \$21,345 | \$21,091 | \$22,590 | \$22,834 | \$23,743 | \$26,372 | \$27,694 | \$29,028 | \$29,851 |
| Rents/Occ SF | | -9% | 8% | 16% | 9% | 0% | 17% | 5% | -2% | 1% | 9% | -1% | 7% | 1% | 4% | 11% | 5% | 5% | 3% |
| | \$0.58 | \$0.52 | \$0.52 | \$0.56 | \$0.55 | \$0.55 | \$0.59 | \$0.60 | \$0.58 | \$0.54 | \$0.53 | \$0.50 | \$0.53 | \$0.51 | \$0.54 | \$0.58 | \$0.61 | \$0.62 | \$0.61 |



COMPARABLES - EXTRA SPACE MONTGOMERY

| Property Name | Address | Est. SF | Distance | 5x5 | 5x10 | 10x10 | 10x20 | 10x30 |
|----------------------------|--------------------------|------------------|----------|---------------|---------------|---------------|---------------|---------------|
| Extra Space Storage | 2270 E South Blvd | 57,575 | - | \$0.20 | \$0.54 | \$0.43 | \$0.46 | \$0.39 |
| U-Haul Moving & Storage | 2333 E South Blvd | 158,000 | 0.31 | \$1.60 | \$1.30 | \$1.05 | \$0.87 | |
| Extra Space Storage | 2650 E South Blvd | 78,390 | 0.76 | \$1.08 | \$0.84 | \$0.42 | \$0.55 | |
| Storage World | 3009 McGehee Rd | 138,956 | 0.97 | \$0.96 | \$0.36 | \$0.63 | \$1.04 | \$0.17 |
| Radiant Storage | 1118 E South Blvd | 51,836 | 1.34 | \$0.48 | \$0.34 | \$0.29 | \$0.36 | |
| Extra Space Storage | 3650 Richard Rd | 160,605 | 1.63 | \$0.68 | \$0.32 | \$0.40 | \$0.50 | \$0.51 |
| Compass Self Storage | 4365 Virginia Loop Rd | 39,236 | 1.69 | | | | | |
| iStorage | 4176 Troy Hwy | 213,632 | 1.95 | \$0.56 | \$0.38 | \$0.29 | \$0.29 | \$0.28 |
| Compass Self Storage | 4220 Troy Hwy | 111,650 | 2.18 | \$0.60 | \$0.34 | \$0.39 | | \$1.00 |
| Extra Space Storage | 2632 Spruce St | 35,589 | 2.76 | \$0.52 | \$0.56 | \$0.77 | \$0.56 | |
| Extra Space Storage | 2895 Vaughn Plaza Rd | 60,362 | 2.86 | \$0.20 | \$0.14 | \$0.22 | \$0.26 | \$0.29 |
| Market Averages | | 1,120,894 | | \$0.96 | \$0.63 | \$0.56 | \$0.66 | \$0.34 |
| | | | | 21% | 85% | 77% | 69% | 115% |

YARDI Matrix 3-mile rent survey
6/16/2025 - closest comparable
unit sizes listed



1118 East South Street

Property Name
Radiant Storage

Est. SF
51,836



Troy Street

Property Name
Compass Self Storage

Est. SF
111,650



3009 McGehee Road

Property Name
Storage World

Est. SF
138,956



2270 East South Boulevard

Property Name
Extra Space Storage

Est. SF
72,638



2333 East South Boulevard

Property Name
U-Haul Moving & Storage

Est. SF
158,000



2650 East South Boulevard

Property Name
Extra Space Storage

Est. SF
78,390



Spruce Street

Property Name
Extra Space Storage

Est. SF
35,589



2895 Vaughn Plaza Road

Property Name
Extra Space Storage

Est. SF
60,362



3650 Richard Road

Property Name
Extra Space Storage

Est. SF
160,605

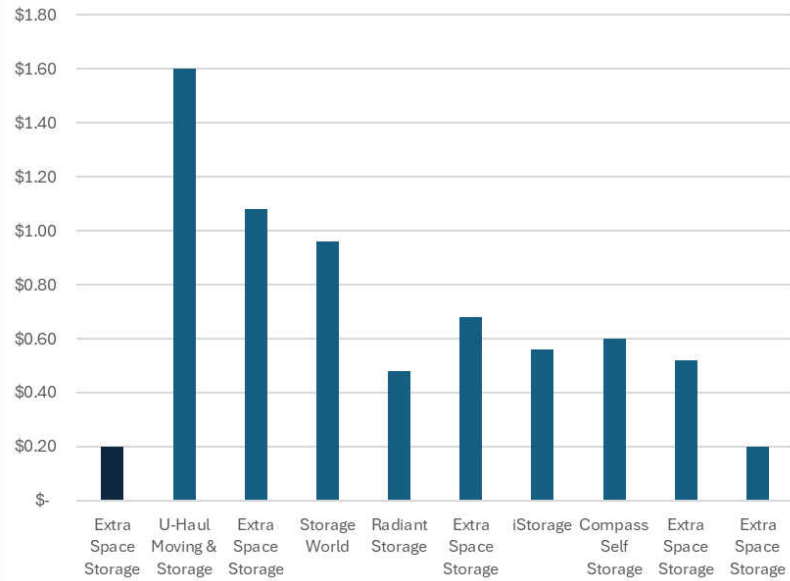


4365 Virginia Loop Road

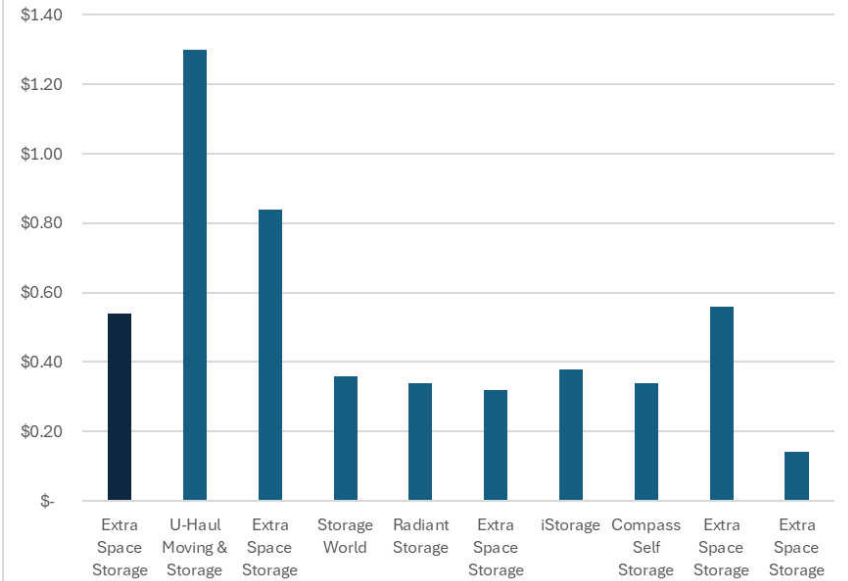
Property Name
Compass Self Storage

Est. SF
39,236

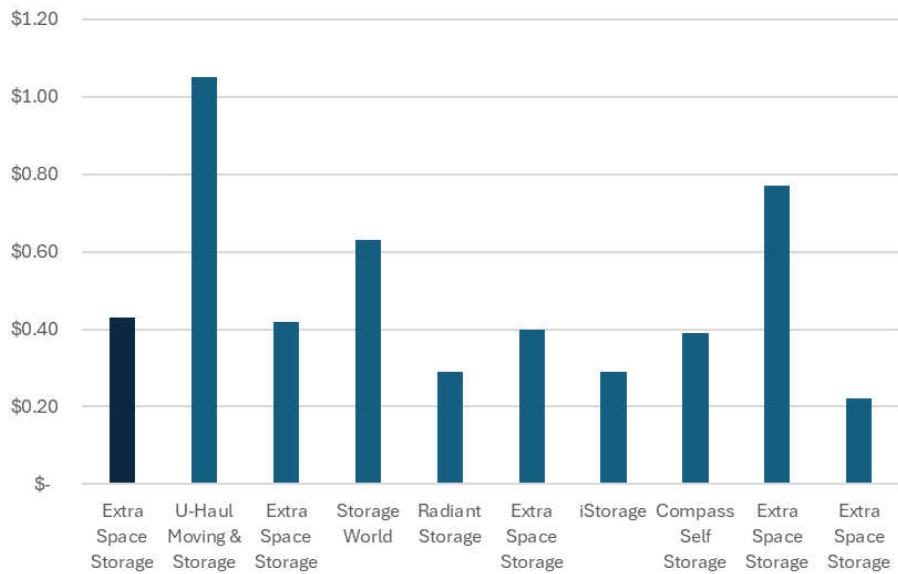
5x5



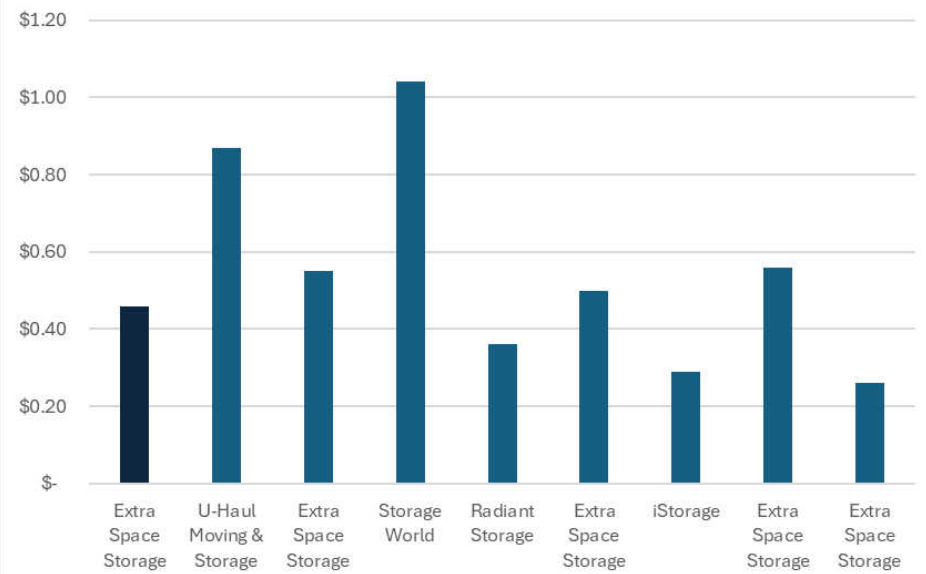
5x10



10x10



10x20



MARKET KEYPOINTS - MONTGOMERY, AL



STRONG POPULATION GROWTH

Montgomery has a population of 64,602 within a 3-mile radius and 178,000 within 5 miles, ensuring a robust demand for self-storage.



AFFLUENT DEMOGRAPHICS

With a median household income of \$55,911, Montgomery's growing consumer base presents opportunities for both personal and business storage solutions.



STRATEGIC TRANSPORTATION ACCESS

Major highways (I-65, I-85) and the Montgomery Regional Airport provide excellent connectivity, supporting retail, logistics, and storage demand.



DIVERSE EMPLOYMENT BASE

Key employers, including Hyundai Motor Manufacturing Alabama and the State of Alabama, drive economic growth, boosting the need for residential and commercial storage.

MONTGOMERY, AL

Montgomery, Alabama, with a population of approximately 64,602 within a 3-mile radius and 178,000 within 5 miles, offers a growing and stable market for self-storage. The city's median household income is \$55,911, signaling a strong consumer base. Montgomery's expanding residential and commercial sectors, combined with its diverse demographic, contribute to an ongoing need for storage solutions, particularly for households in transition and local businesses in need of flexible space.

Montgomery benefits from a robust transportation network, with easy access to major highways such as I-65 and I-85, which connect the city to regional and national markets. The city is also served by the Montgomery Regional Airport, enhancing connectivity for both personal and business travel. This transportation infrastructure plays a vital role in supporting Montgomery's commercial and retail sectors, which drive further demand for self-storage.

The local economy is bolstered by major employers such as Hyundai Motor Manufacturing Alabama, the State of Alabama, and the Montgomery Public School System. These employers provide steady jobs and contribute to population growth, further increasing the need for self-storage facilities. As Montgomery's economy continues to develop, driven by manufacturing, government, and education sectors, demand for self-storage solutions is poised to grow, making it a promising market for long-term investment.



Colliers

(408) 724-0337 | colliers.com

Tom de Jong
Executive Vice President
(408) 724-0337
tom.dejong@colliers.com
Lic #: 01889017