



DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.

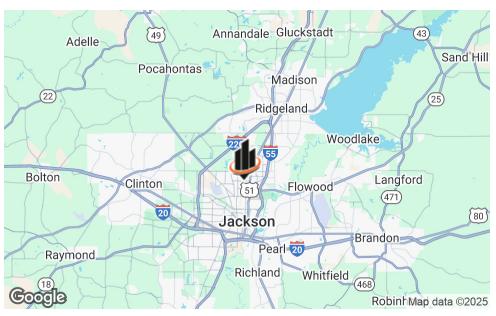


PROPERTY SUMMARY



OFFERING SUMMARY

| PRICE | \$350,000 |
|-----------------|-----------|
| SQUARE FOOTAGE: | 10,820 SF |



PROPERTY DESCRIPTION

SVN is pleased to offer for sale a 10,820 SF self-storage facility located in Jackson, MS. The property is **fully vacant and positioned as a strong value-add opportunity**, giving new ownership the ability to implement management, drive lease-up, and **establish long-term cash flow.** With steady storage demand in the Jackson market, this site provides a clear path for repositioning and growth.

PROPERTY HIGHLIGHTS

- Value-Add Potential: Property can be renovated, rebranded, and fully optimized.
- Jackson MSA Population: 600,000+
- Below-Market Entry Price

ADDITIONAL PHOTOS













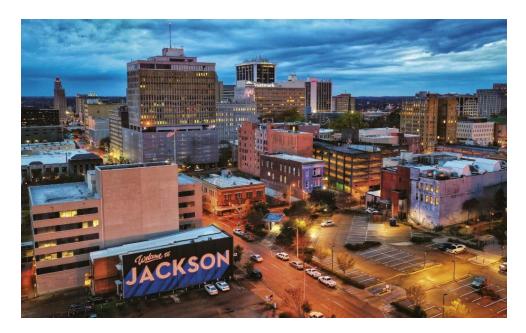


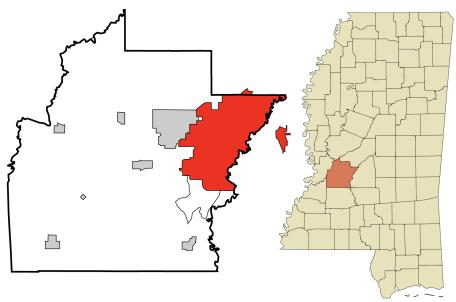






LOCATION DESCRIPTION



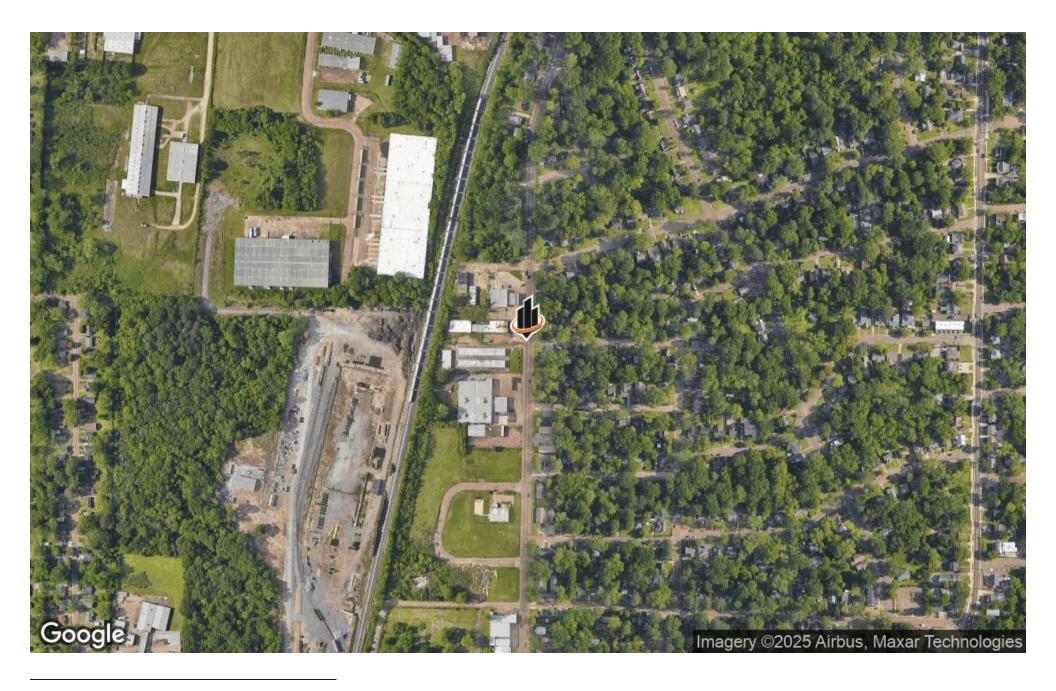


LOCATION DESCRIPTION

Located in the heart of Jackson, Mississippi, this asset benefits from being positioned within the state's largest and most economically active metro. The Jackson MSA is home to more than 600,000 residents, supported by major anchors including the University of Mississippi Medical Center, state government offices, regional healthcare hubs, and a diverse employment base. As the cultural and business center of Mississippi, Jackson continues to attract steady activity from both residents and businesses, creating consistent demand drivers for storage, housing, and service-based industries.

For investors, Jackson offers an attractive combination of affordability, accessibility, and long-term stability. The region's strong commuter population, expanding suburban growth, and steady renter base support healthy storage fundamentals. With limited new supply in many pockets of the market, well-positioned facilities have room to capture lease-up momentum and generate meaningful value. This location provides a solid foundation for a new owner to implement management, stabilize operations, and take advantage of a metro with reliable demand.

AERIAL MAP



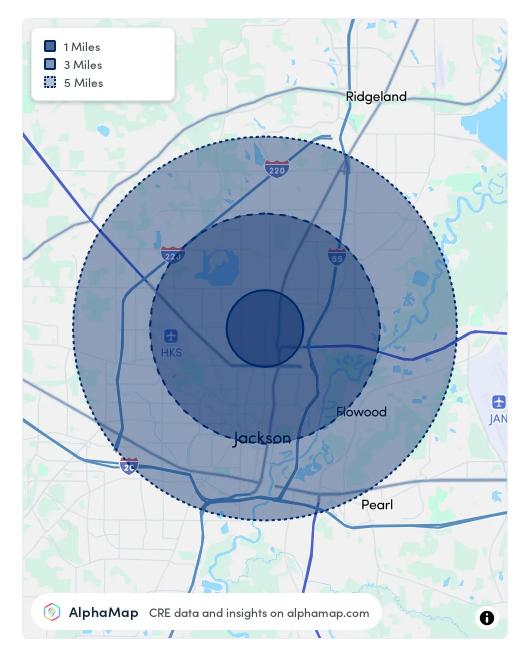


AREA ANALYTICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 6,798 | 49,554 | 94,651 |
| AVERAGE AGE | 41 | 40 | 40 |
| AVERAGE AGE (MALE) | 39 | 39 | 38 |
| AVERAGE AGE (FEMALE) | 42 | 42 | 41 |
| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |

| HOOSEHOED & INCOME | | 5 MILLS | 5 MILLS |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,375 | 22,621 | 41,134 |
| PERSONS PER HH | 2 | 2.2 | 2.3 |
| AVERAGE HH INCOME | \$58,753 | \$54,973 | \$57,444 |
| AVERAGE HOUSE VALUE | \$211,388 | \$188,273 | \$179,016 |
| PER CAPITA INCOME | \$29,376 | \$24,987 | \$24,975 |

Map and demographics data derived from AlphaMap





ADVISOR BIO 1



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 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

SVN | Wilson Commercial Group, LLC

Easton Town Center, 4200 Regent Street, Suite 200 Columbus , OH 43219 614.944.5140

ADVISOR BIO 2



KATELEIGH CALLOWAY

Advisor

kateleigh.calloway@svn.com

Direct: 205.937.2299

AL #000137811-0 // FL # SL3636547

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

National Self Storage Association

SVN | SouthLand Commercial

186 N. Palafox St. Pensacola, FL 32502 850.434.7500

ADVISOR BIO 3



MICHAEL CARRO, CCIM

Senior Advisor, Principal

mcarro@svn.com

Direct: **850.434.7500** | Cell: **850.380.3344**

FL #BK3179263 // AL #000093777

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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