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OFFERING MEMORANDUM

**Simple Storage
Lafayette, LA MSA**

2209 RICHARD STREET

Abbeville, LA 70510

PRESENTED BY:

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FINANCIAL ANALYSIS

Management_summary_april_30th_1;
P_L_abbeville_april_2026.pdf
Occupancy_Abbeville_march_2026.p
2022.11.01_P57373_Q242185-
R1_Contract_Drawing_(4).pdf
Demographics Map & Report
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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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.

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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.

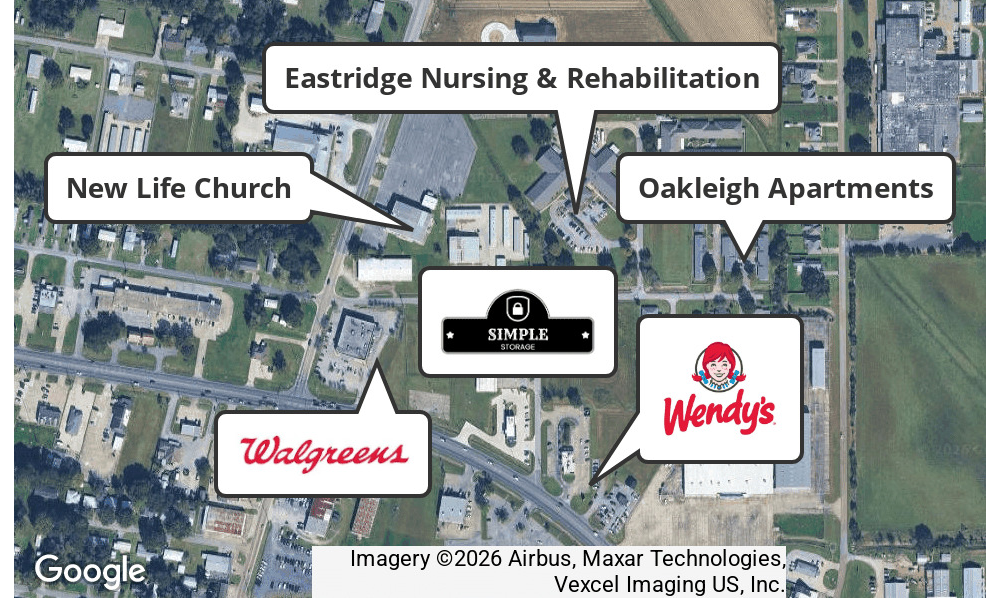
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations 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.



SECTION 1
Property
Information

SIMPLE STORAGE OF ABBEVILLE



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
BUILDING SIZE:	22,420 SF
LOT SIZE:	1.68 Acres
PRICE / SF:	\$66.90
UNITS:	114 units
VIDEO:	View Here
CURRENT NOI:	\$63,000
PRO-FORMA NOI:	\$98,432

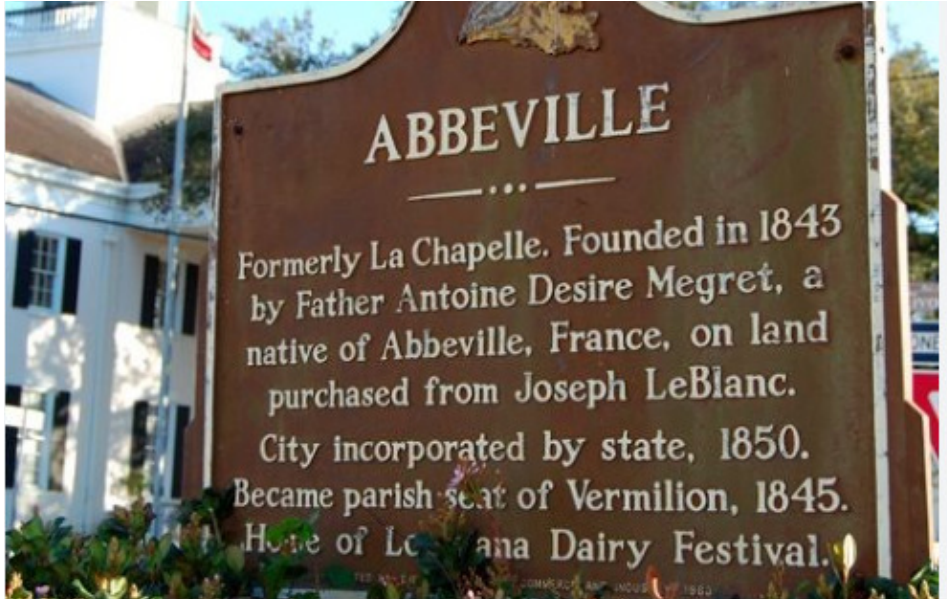
PROPERTY OVERVIEW

SVN and SelfStorageSales.com are pleased to offer for sale Simple Storage Abbeville. This is a value-add Self-Storage facility featuring 12,400 NRSF of non-climate storage, a 1,500 SF apartment and a brand new 8200 sqft warehouse conversion to 67 climate-control units! The conversion presents significant upside to the next owner. Leasing up at a rate of 5-10% monthly! There is a low supply rate of 6.7 SF/Capita for Self-Storage within a 5-Mile radius. **Primate retail location** between Walgreens, Eastridge Nursing Home, and Oakleigh Apartments for a built in tenant base!

PROPERTY HIGHLIGHTS

- Fenced and Gated with 3rd party management in place
- Located just off Veterans Memorial Drive with 17,000 cars/day
- **15,000 people in a 3 mile radius**
- 8200 warehouse conversion to 67 Climate Controlled Self Storage units!

LOCATION DESCRIPTION



LOCATION DESCRIPTION

The Lafayette MSA is the fast growing area in Louisiana with almost 500,000 people. The city of Lafayette, LA is located in the center is located at the intersection of Interstate 10 and Interstate 49 between New Orleans and Houston and **only 35 miles north of the Gulf of Mexico.**

Abbeville is growing and has approximately 12,000 people. Abbeville is the county seat of Vermilion Parish and is located just 150 miles west of New Orleans and 60 miles southwest of Baton Rouge and just an hour and a half north of Panama City, FL.

Henry County and Abbeville are home to many successful companies like Rushing Enterprises, American Machine, and TriDelta Systems. Abbeville is an agricultural trade and processing center for rice, sugarcane, dairy products, locally sold corn, cotton, and seafood, in particular crawfish, alligator, and crab. The oil and natural gas fields off the coast in the Gulf of Mexico are serviced by companies throughout the region including Abbeville. Chemical products and consumer goods are manufactured locally. A related tourist attraction is a large open-kettle sugarcane syrup mill.

Abbeville remains a destination for oyster lovers who satisfy their cravings at a cluster of modern mollusk emporiums. The city's French heritage runs deeper still, beginning with its founder, the Catholic missionary Père Antoine Désiré Mégret, who in 1843 named Abbeville for his hometown in France.

There are no major storage competitors located in the growing area of Abbeville but mostly all small operators.



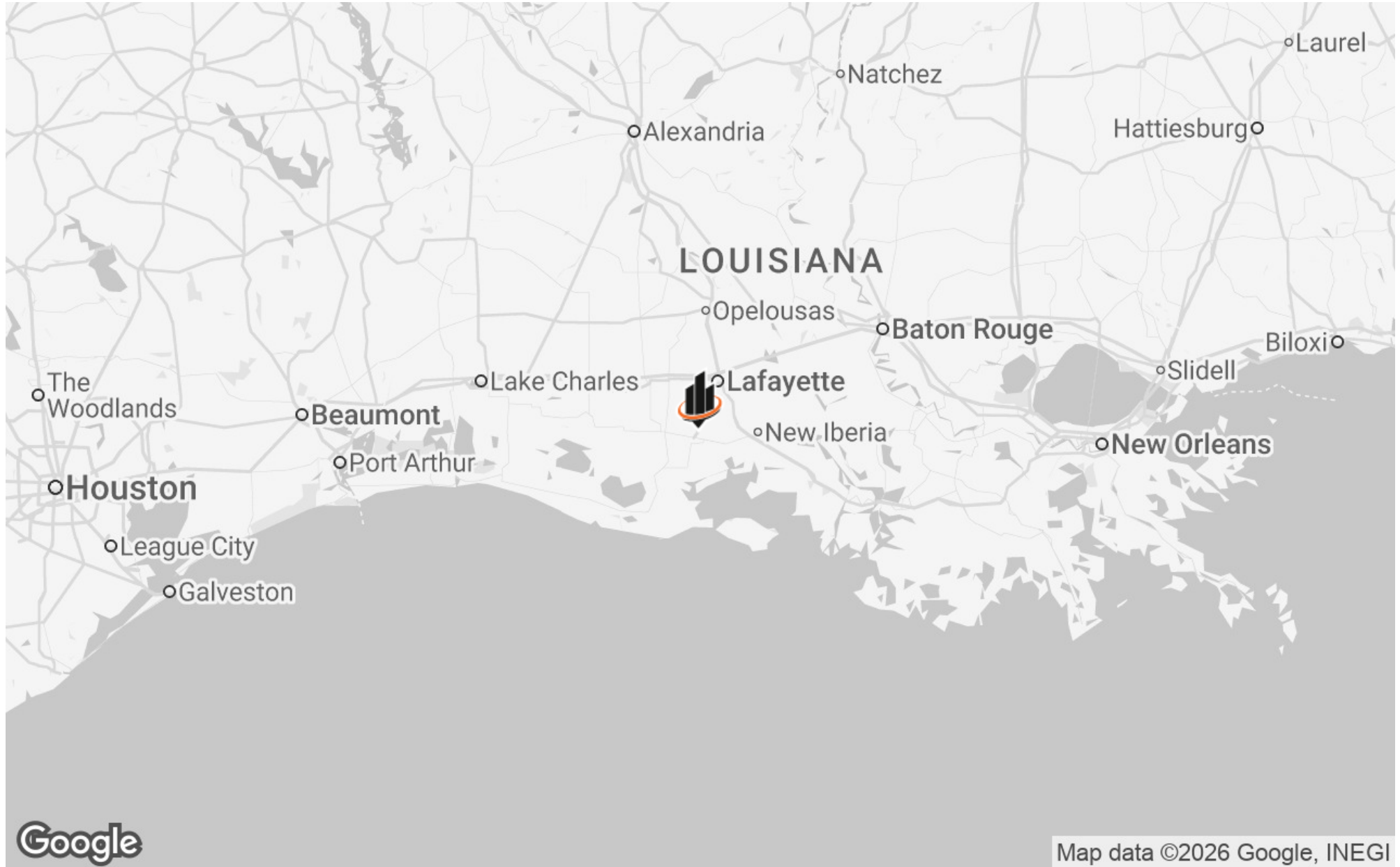
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP



AERIAL MAP





SECTION 2
Financial
Analysis



CUBBY

Generated on

Monday

Thursday, January 01, 2026 through 1

	For Period	Month-To-Date	Fiscal YTD
	From 2026-01-01	2026-03-01	2026-01-01
	To 2026-03-31	2026-03-31	2026-03-31
Payments			
ACH	\$ 892.00	\$ 288.00	\$ 892.00
ACSS	-	-	-
Cash	-	-	-
Cash App	-	-	-
Check	-	-	-
Credit Card	\$ 29,343.39	\$ 8,538.60	\$ 29,343.39
E-Transfer	-	-	-
Money Order	-	-	-
Offline Card	\$ 126.79	-	\$ 126.79
Online Banking	-	-	-
PayPal	-	-	-
Venmo	-	-	-
Zelle	-	-	-
Refunds	\$ (867.83)	\$ (179.00)	\$ (867.83)
Reversals	\$ (294.94)	-	\$ (294.94)
Total	\$ 29,199.41	\$ 8,647.60	\$ 29,199.41
Charges			
Auctions	-	-	-
Bad Debt	\$ (961.68)	\$ (531.00)	\$ (961.68)
Damage	-	-	-
Fees	\$ 4,325.00	\$ 755.00	\$ 4,325.00
Given Credits	-	-	-
Insurance	\$ 3,948.56	\$ 1,320.14	\$ 3,948.56
Rent	\$ 28,744.72	\$ 10,337.14	\$ 28,744.72

	This part of the report	
	Units	%Units
Occupancy		
All Units	181	100.00%
Occupied	140	77.35%
Live occupied	140	77.35%
Vacant	33	18.23%
Unrentable	8	4.42%
Complimentary	0	0.00%
Overlocked	10	7.14%
Autopay	78	55.71%
Insurance	122	87.14%
Rates		
	Amount	%Gross
Gross Potential Rate (1)	\$ 13,094.00	100.00%
Gross Vacant Rate	\$ 2,047.00	15.63%
Gross Unrentable Rate	\$ 609.00	4.65%
Gross Complimentary Rate	-	0.00%
Occupied Potential Rate	\$ 10,438.00	79.72%
Actual Occupied Rate	\$ 9,808.00	74.90%
Live Occupied Rate	\$ 9,808.00	74.90%
Occupied Rate Variance	\$ 630.00	4.81%
Live Occupied Rate Variance	\$ 630.00	4.81%
Unpaid Charges - Days (Current Tenants)		
	Amount	Units
0 - 10 days	-	0
11 - 30 days	\$ 1,548.00	8
31 - 60 days	\$ 361.00	1
61 - 90 days	\$ 1,615.00	4

Self Storage of Abbeville

	YTD Income/Expense (Jan-March)	2026 Forecast	2027 Pro-Forma (85% Occupied)
Total SF	20,200	20,200	20,200
Occupancy	72%	85%	90%
	YR 1	YR 1	YR2
Gross Potential Income	\$ 29,199	\$ 128,603	\$ 150,141
Other Income (Apartment)	\$ 2,058	\$ 8,232	\$ 8,232
Gross 1	\$ 31,257	\$ 136,835	\$ 158,373
Less: Discounts/Write Offs			
GROSS INCOME	\$ 31,257	\$ 136,835	\$ 158,373
EXPENSES	From P&L		
Management	\$ 4,151	\$ 16,604	\$ 16,604
Insurance	\$ 4,193	\$ 16,772	\$ 16,772
Dues & Subscriptions	\$ 254	\$ 1,016	\$ 1,016
Contract Labor	\$ 5,564	\$ 22,255	\$ 22,255
Management Fees	\$ 973	\$ 3,892	\$ 3,892
Merchant Fees	\$ 1,516	\$ 6,064	\$ 6,064
Professional Fees	\$ 250	\$ 1,000	\$ 1,000
Software & Apps	\$ 454	\$ 1,816	\$ 1,816
Property Taxes	\$ 0	\$ 4,764	\$ 4,764
Tenant Protection Fees	\$ 1,333	\$ 5,332	\$ 5,332
Advertising	\$ 1,501	\$ 6,006	\$ 6,006
Repairs	\$ 0	\$ 2,000	\$ 2,000
Utilities	\$ 1,193	\$ 4,772	\$ 4,772
Total Expenses	\$ 17,355	\$ 69,419	\$ 69,419
Net Income	\$ 13,902	\$ 67,416	\$ 88,954

44%

2026 Forecast

Jan-March	\$ 29,199.00	
April	\$ 10,149.03	73%
May	\$ 10,427.08	75%
June	\$ 10,705.14	77%
July	\$ 10,983.19	79%
August	\$ 11,122.22	80%
September	\$ 11,261.25	81%
Oct	\$ 11,400.28	82%
Nov	\$ 11,539.31	83%
Dec	\$ 11,817.36	85%
2026 Forecast	\$ 128,603.86	85%
Gross Current Rates	\$ 11,817.00	100%



Generated on Wednesday, April 08, 2026 6:56:31PM

Occupancy Statistics
 Through Thursday, January 08, 2026
 Simple Storage Abbeville

Pricing Group	Unit Size	Units										Monthly rates			Occupancy					
		Area	Total Units	Occ	Vac.	Unrent.	Comp.	Occ	Vac. Area	Unrent Area	Total Area	Standard Rate	Avg. Occupancy Rate	Gross Potential Rate	Gross Occupied Rate	Actual Occupied Rate	Unit Occ	Available Occ	Area Occ	Economic Occ
10 x 15	10x15	150	20	16	0	4	0	2400	0	600	3000	\$ 80.00	\$ 72.50	\$ 1,600.00	\$ 1,280.00	\$ 1,160.00	80.00%	100.00%	80.00%	72.50%
15 x 20	15x20	300	7	6	0	1	0	1800	0	300	2100	\$ 115.00	\$ 115.00	\$ 805.00	\$ 690.00	\$ 690.00	85.71%	100.00%	85.71%	85.71%
8 x 10	8x10	80	3	2	1	0	0	160	80	0	240	\$ 35.00	\$ 35.00	\$ 105.00	\$ 70.00	\$ 70.00	66.67%	66.67%	66.67%	66.67%
10 x 10	10x10	100	62	51	7	4	0	5100	700	400	6200	\$ 55.00	\$ 52.35	\$ 3,410.00	\$ 2,805.00	\$ 2,670.00	82.26%	87.93%	82.26%	78.30%
5 x 10	5x10	50	20	13	6	1	0	650	300	50	1000	\$ 30.00	\$ 30.77	\$ 600.00	\$ 390.00	\$ 400.00	65.00%	68.42%	65.00%	66.67%
CC 10x10	10x10	1500	1	0	0	1	0	0	0	1500	1500	-	-	-	-	-	0.00%	#DIV/0!	0.00%	#DIV/0!
CC 10x10	10x10	100	21	17	3	1	0	1700	300	100	2150	\$ 79.00	\$ 79.00	\$ 1,659.00	\$ 1,343.00	\$ 1,343.00	80.95%	85.00%	79.07%	80.95%
CC 10x15	10x15	150	6	5	0	1	0	750	0	150	900	\$ 99.00	\$ 99.00	\$ 594.00	\$ 495.00	\$ 495.00	83.33%	100.00%	83.33%	83.33%
CC 10x20	10x20	200	2	2	0	0	0	400	0	0	360	\$ 120.00	\$ 120.00	\$ 240.00	\$ 240.00	\$ 240.00	100.00%	100.00%	111.11%	100.00%
CC 5x10	5x10	50	21	8	11	2	0	400	550	100	1025	\$ 69.00	\$ 81.75	\$ 1,449.00	\$ 552.00	\$ 654.00	38.10%	42.11%	39.02%	45.13%
CC 5x5	5x5	25	5	4	1	0	0	100	25	0	125	\$ 49.00	\$ 49.00	\$ 245.00	\$ 196.00	\$ 196.00	80.00%	80.00%	80.00%	80.00%
CC 10x8	10x8	80	5	4	0	1	0	320	0	80	400	\$ 69.00	\$ 69.00	\$ 345.00	\$ 276.00	\$ 276.00	80.00%	100.00%	80.00%	80.00%
CC 5x8	5x8	40	5	1	4	0	0	40	160	0	200	\$ 59.00	\$ 59.00	\$ 295.00	\$ 59.00	\$ 59.00	20.00%	20.00%	20.00%	20.00%
CC 7x8	7x8	56	2	2	0	0	0	112	0	0	80	\$ 65.00	\$ 65.00	\$ 130.00	\$ 130.00	\$ 130.00	100.00%	100.00%	140.00%	100.00%
Fenced yard	20x22	440	2	0	2	0	0	0	880	0	664	\$ 85.00	-	\$ 170.00	-	-	0.00%	0.00%	0.00%	0.00%
Total		3321	182	131	35	16	0	13932	2995	3280	19944			\$ 11,647.00	\$ 8,526.00	\$ 8,383.00	71.98%	78.92%	69.86%	71.98%

DEMOGRAPHICS MAP & REPORT

POPULATION

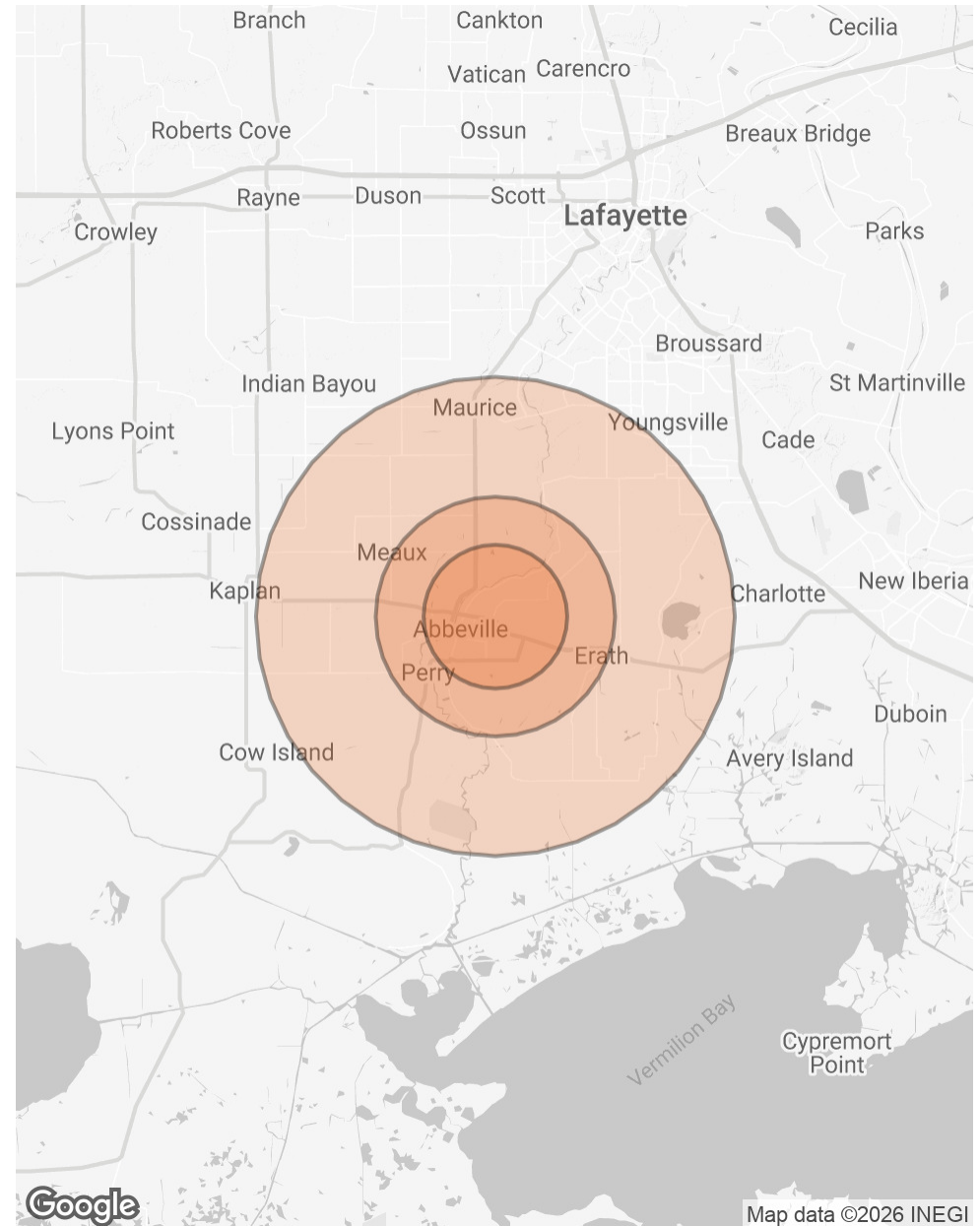
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	16,184	23,836	57,535
AVERAGE AGE	40.3	38.9	38.3
AVERAGE AGE (MALE)	36.5	35.9	36.4
AVERAGE AGE (FEMALE)	41.3	40.0	38.4

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,006	11,107	24,580
# OF PERSONS PER HH	2.0	2.1	2.3
AVERAGE HH INCOME	\$46,906	\$53,291	\$64,709
AVERAGE HOUSE VALUE	\$101,369	\$119,739	\$146,828

2020 American Community Survey (ACS)



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 serves as Co-Chair of the SVN National Self-Storage Product Council and Vice President of Brokerage Services with SVN | Wilson Commercial Real Estate.

Ms. Asman is a recognized expert in self storage investment sales and has been involved in the sale of hundreds of millions of dollars in commercial real estate. She advises owners and investors on strategies to maximize value throughout the lifecycle of their properties, from acquisition through disposition.

She holds a Bachelor of Science in Accounting from Miami University of Ohio and began her career as an Auditor with Deloitte. Her experience spans brokerage, development, and property management, including roles with Matthews Click Bauman, McKinney Properties, and Horizons Real Estate, where she served as a Regional Property Manager and Project Manager.

With over 20 years of experience in the acquisition and disposition of commercial real estate assets, Ms. Asman has built a reputation for delivering results and strategic insight. Since joining SVN in 2003, she has been recognized with multiple honors, including the SVN President's Council Award, the Partnership Circle Award, and the prestigious SVN Brand Ambassador Award.

Ms. Asman is an active member of the Self Storage Association and serves on the Board of Trustees at the state level.

EDUCATION

SVN | Wilson Commercial Group, LLC
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Columbus , OH 43219
614.944.5140

ADVISOR BIO 2



JUSTIN TOOMEY

Managing Director

justin.toomey@svn.com

Direct: **251.544.5484** | Cell: **251.680.3663**

PROFESSIONAL BACKGROUND

Justin is licensed in Alabama, Florida, Mississippi, Georgia, and Louisiana and has grown his business into a full-service commercial brokerage firm with the help of his expanding team of advisors and managers. He operates with a people-first, client-focused approach rooted in communication, stewardship, and consistency—prioritizing long-term value creation and meaningful client relationships. His professional achievements and community involvement were recently recognized when he was named one of Mobile Bay Magazine’s Top 40 Under 40 for 2025, honoring his leadership and impact within both the industry and the community.

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

250 Congress Street
Mobile, AL 36603
251.544.5484

ADVISOR BIO 3



MARY O'MALLEY, CCIM

Senior Advisor

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Direct: **941.366.1136** | Cell: **941.960.6342**

FL #3396096

PROFESSIONAL BACKGROUND

Originally from the Maryland/DC area, Mary attended Lebanon Valley College in Annville, PA. where she earned a Bachelors of Science degree in Business Administration. Mary began her real estate career in the fall 2017. For over 7 years she has specialized in the buying/selling of self storage facilities throughout the country.

Mary has attended many national self storage conferences; is a member of both the National Self Storage Association and the Florida Self Storage Association. Mary is the Florida representative for the SVN National Self Storage team, an elite group of commercial real estate advisors within SVN. Most recently, Mary earned her CCIM designation in April 2023. Mary seeks to deliver the best real estate experience to her commercial clients and share her industry knowledge by becoming a resource for them as an expert in self storage.

Mary lives in Sarasota FL and currently resides on several boards including CCIM West Coast Chapter and the Commercial Real Estate Board for Sarasota/Manatee Counties. In her free time Mary enjoys cooking and traveling to new destinations.

EDUCATION

Lebanon Valley College
Bachelor of Science, Business Administration

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