

**OFFERING MEMORANDUM**  
**Beasley Road Mini  
Storage | 9.45% CAP**

**5849 NORTH COMMERCE PLAZA**

Jackson, MS 39206

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

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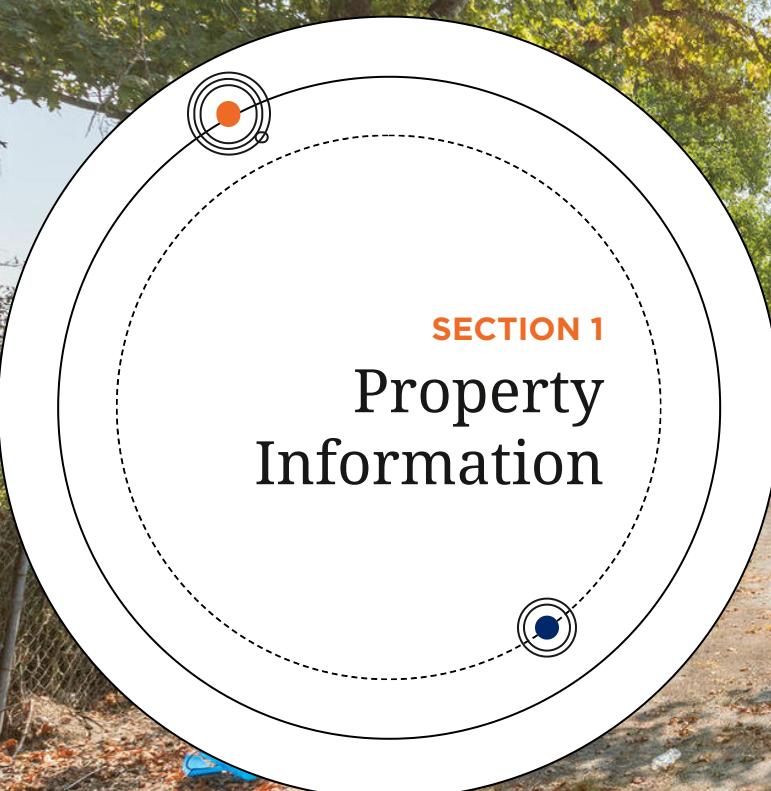
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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the 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.

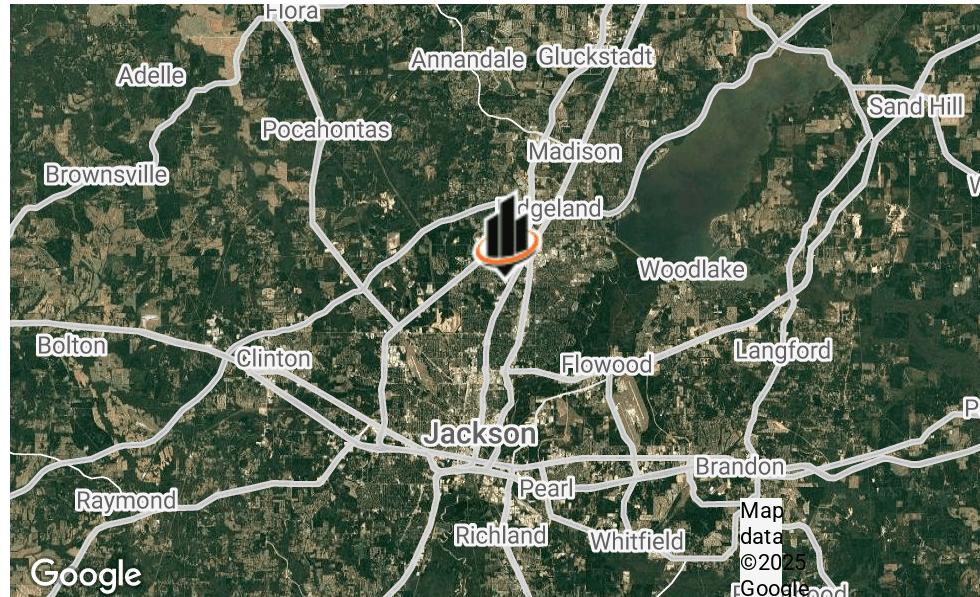
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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



**SECTION 1**  
**Property**  
**Information**



# BEASLEY ROAD MINI STORAGE- 5849 NORTH COMMERCE PLAZA, JACKSON, MS 39206



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$470,000
<b>BUILDING SIZE:</b>	13,960 SF
<b>UNITS:</b>	72
<b>LOT SIZE:</b>	.69 Acres
<b>PRICE / SF:</b>	\$33.67
<b>NOI:</b>	\$44,408

## PROPERTY OVERVIEW

SVN and SelfStorageSales.com are pleased to present Beasley Road Mini Storage for sale, a well-positioned facility in Jackson, MS, part of a thriving metro area with a population exceeding 436,000. Within a 3-mile radius, there are over 50,000 residents, providing a strong local customer base. This property features 13,690 square feet across 72 units on approximately 0.69 acres. It is fully fenced, equipped with a remote management system, and includes an office/apartment space. Beasley Road Mini Storage is ideally located on the pleasant northeast side of Jackson near the Reservoir and Jackson Yacht Club.

## PROPERTY HIGHLIGHTS

- Remote Management System
- 9.45% CAP Rate on Current NOI
- Over 50,000 people within a 3 mile radius!

## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

Jackson, Mississippi, fondly known as "The City With Soul," stands as the capital and the largest city in the state. Its Metropolitan Statistical Area (MSA) boasts a population of just under 600,000 people. Nestled at the crossroads of Interstates 55 and 20, Jackson is centrally located, offering easy accessibility by car, air, rail, or motor coach. Awarded the title of "Best City in Mississippi" by AAA Southern Traveler Magazine, Jackson is admired for its stunning architecture, reflecting a rich history and unique culture.

According to the 2020 United States census, 153,701 individuals, encompassing 61,590 households and 35,069 families, call the city of Jackson home. The city's economy is supported by major employers such as the University of Mississippi Medical Center and Nissan North America.

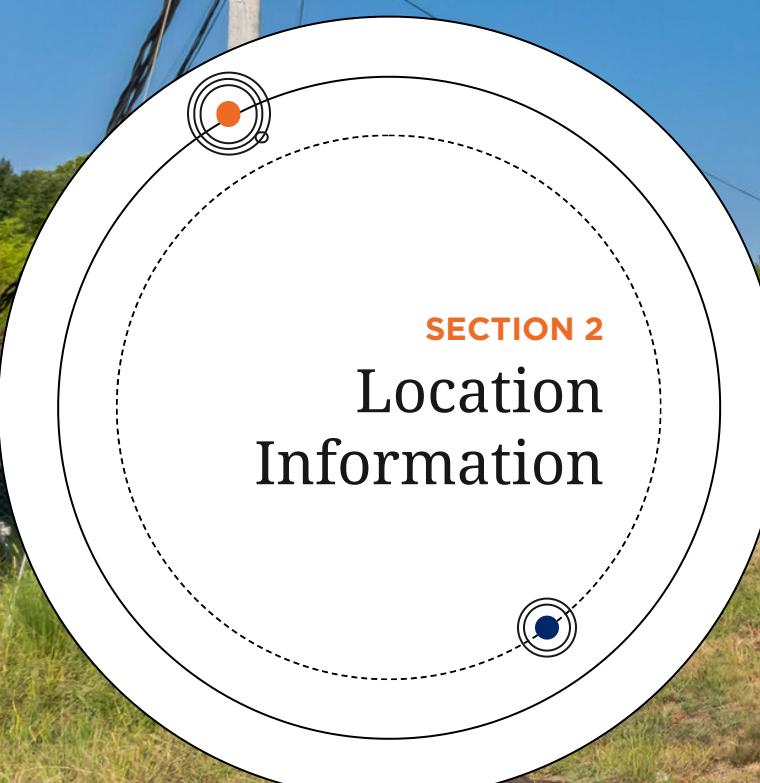
Jackson is primarily located in northeastern Hinds County, with small portions extending into Madison and Rankin counties<sup>1</sup>. The city offers an array of attractions including a vibrant culinary scene, a thriving music, literature and art community, and a plethora of museums and historical sites that collectively shape the city's unique identity<sup>2</sup>.

Moreover, outdoor enthusiasts can enjoy various activities as highlighted by TripAdvisor, including visits to the Mississippi Civil Rights Museum<sup>3</sup>. Jackson's geographical location along the Pearl River further enhances its beauty and provides additional recreational opportunities<sup>4</sup>.

Overall, Jackson, Mississippi, is a city that beautifully intertwines its historical roots with modern growth, creating a dynamic and soulful environment for both residents and visitors.

## ADDITIONAL PHOTOS



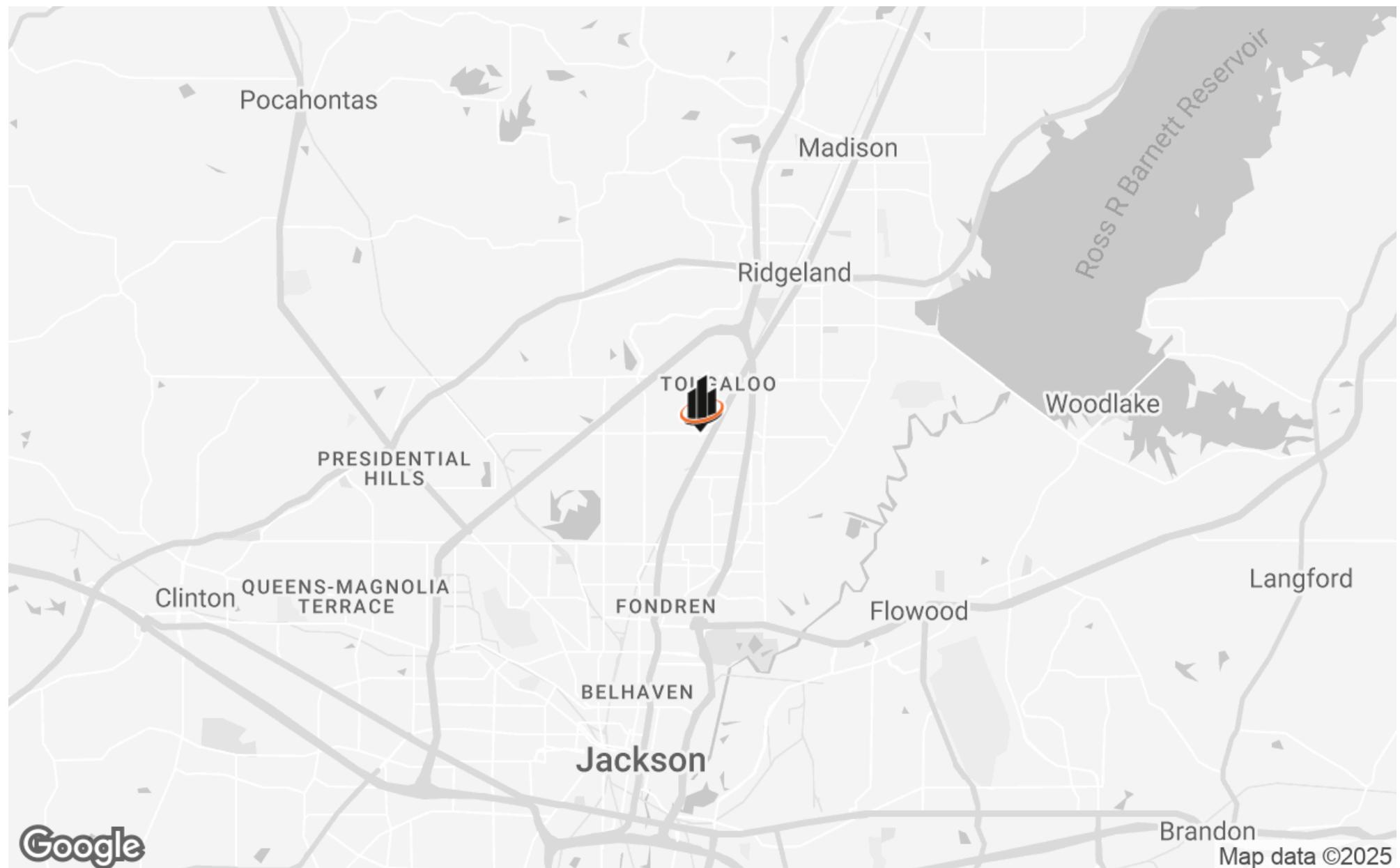


## SECTION 2

# Location Information

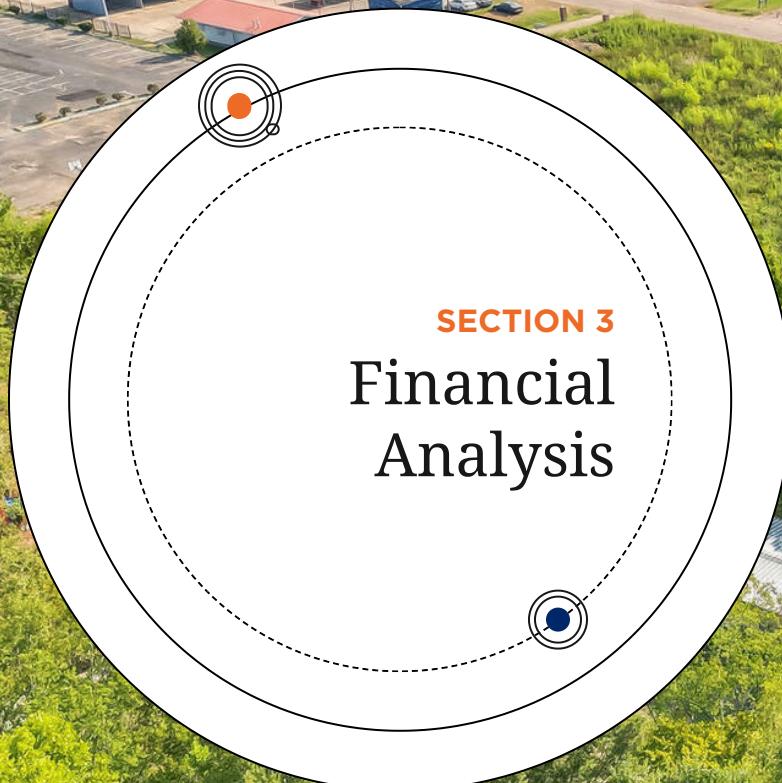


## LOCATION MAP



## RETAILER MAP





### SECTION 3

## Financial Analysis

## INCOME & EXPENSE

Description	Monthly	Annual
Storage Units Rent	\$5,310.00	\$63,720.00
Apartment Rent	\$700.00	\$8,400.00
<b>Gross Income</b>		<b>\$72,120.00</b>
Insurance		\$5,267.00
Flood Insurance		\$9,952.00
Property Taxes		\$2,051.00
Boots (Maintenance Contract)	\$250.00	\$3,000.00
Call Center Service	\$177.50	\$2,130.00
Software / Website	\$71.00	\$852.00
Utilities	\$205.00	\$2,460.00
Repairs & Maintenance		\$2,000.00
<b>Total Operating Expenses</b>		<b>\$27,712.00</b>
<b>NOI</b>		<b>\$44,408.00</b>



**SECTION 4**

## Demographics



# DEMOGRAPHICS MAP & REPORT

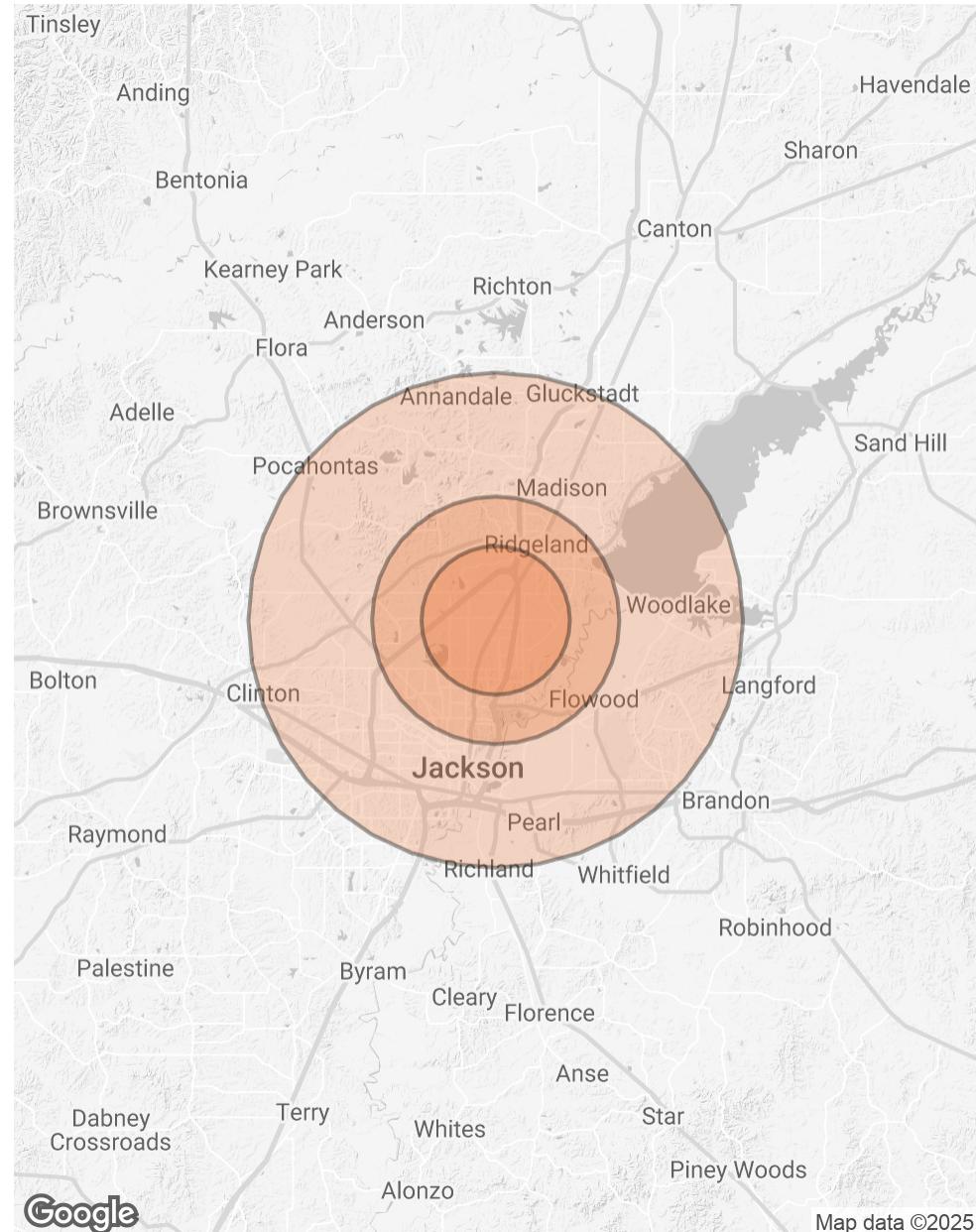
## POPULATION

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	51,491	100,962	271,967
<b>AVERAGE AGE</b>	37.8	37.7	36.9
<b>AVERAGE AGE (MALE)</b>	37.2	36.7	36.1
<b>AVERAGE AGE (FEMALE)</b>	39.6	39.2	38.2

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	23,732	47,178	119,890
<b># OF PERSONS PER HH</b>	2.2	2.1	2.3
<b>AVERAGE HH INCOME</b>	\$62,341	\$65,480	\$68,556
<b>AVERAGE HOUSE VALUE</b>	\$137,449	\$154,221	\$158,182

2020 American Community Survey (ACS)





**SECTION 5**

## Advisor Bios





## KRISTEN ASMAN

Vice President & Broker of Brokerage Services

[kristen.asman@svn.com](mailto:kristen.asman@svn.com)

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

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## PROFESSIONAL BACKGROUND

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

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

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

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

## EDUCATION

Bachelor of Science, Accountancy, Miami University

Hondros School of Real Estate

## MEMBERSHIPS

**SVN | Wilson Commercial Group, LLC**  
Easton Town Center, 4200 Regent Street, Suite 200  
Columbus, OH 43219  
614.944.5140



## KATELEIGH CALLOWAY

Advisor

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Direct: **205.937.2299** | Cell:

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### PROFESSIONAL BACKGROUND

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

### EDUCATION

Bachelor of Science in Marketing and Finance

**SVN | SouthLand Commercial**  
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850.434.7500



## MICHAEL CARRO, CCIM

Senior Advisor, Principal

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

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### PROFESSIONAL BACKGROUND

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

Michael is the 2024 CCIM Panhandle District President

### Restaurant Background

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

### EDUCATION

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

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