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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.



MISSISSIPPI STORAGE PORTFOLIO

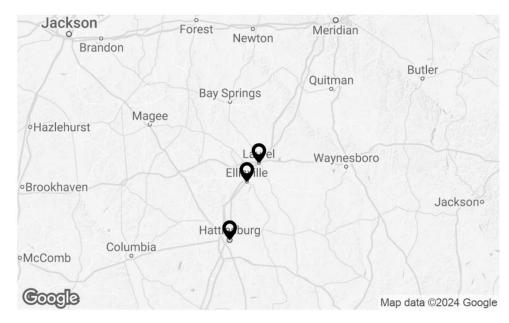




PROPERTY HIGHLIGHTS

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

SALE PRICE:	\$2,900,000
TOTAL UNITS:	354
LOT SIZE:	6.49 Acres
TOTAL SF:	64,235 SF



PROPERTY DESCRIPTION

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

2298 EDWARDS STREET, HATTIESBURG MS 39401













4129 HIGHWAY 15 N STE 2, LAUREL MS 39440













102 DEASON ST, ELLISVILLE MS 39437















LOCATION DESCRIPTION







HATTIESBURG, ELLISVILLE, AND LAUREL:

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

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

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

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

30-MILE RADIUS





Mississippi Portoflio: Hattiesburg, Laurel, Ellisville Income and Expense

PROPERTY	Hattiesburg	Laurel	Ellisville	Total	Ç	Pro-Forma 90% Occupied	4
Total SF	21,115	29,620	12,500	63235	`	70 70 Godapio	•
# of Units	130	113	111	354			
Gross Possible Current Rates	\$ 145,920	\$ 205,344	\$ 111,600	\$ 462,864		\$416,577.60	
2023 Actual Gross Income	\$ 87,564	\$ 187,349	\$ 81,601	\$ 356,514			
EXPENSES							
Advertising & Promotion	\$ 1851	\$ 3961	\$ 1725	\$ 7538	2%	\$ 7538	2%
Insurance	\$ 12648	\$ 8892	\$ 12648	\$ 34188	10%	\$ 34188	8%
Management	\$ 5016	\$ 10731	\$ 4674	\$ 20421	6%	\$ 20421	6%
Miscellaneous & Other	\$ 1334	\$ 2854	\$ 1243	\$ 5431	2%	\$ 5431	2%
Office and Administrative	\$ 2873	\$ 6147	\$ 2677	\$ 11697	3%	\$ 11697	3%
Payroll & Burden	\$ 7216	\$ 15439	\$ 6724	\$ 29379	8%	\$ 29379	8%
Real Estate Taxes	\$ 4713	\$ 13412	\$ 4002	\$ 22127	6%	\$ 22127	5%
Repairs & Maintenance	\$ 2627	\$ 5620	\$ 2448	\$ 10695	3%	\$ 10695	3%
Utilities	\$ 3386	\$ 7244	\$ 3155	\$ 13785	4%	\$ 13785	4%
Total Expenses	\$ 41,663	\$ 74,300	\$ 39,297	\$ 155,259	44%	\$ 155259	41%
Net Income	\$ 45,901	\$ 113,049	\$ 42,304	\$ 201,255		\$261,318	

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

HATTIESBURG OCCUPANCY

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

LAUREL OCCUPANCY

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

ELLISVILLE OCCUPANCY

Size	х	Size		# Units	Occupied Units	SF/Unit	Total SF	Occupied SF	Current Rates	Gross Current Rent Roll	Gross Possible Current Rates
5		10	NC	21	11	50	1050	550	\$60.00	\$660	\$1,260
10		10	NC	61	30	100	6100	3000	\$75.00	\$2,250	\$4,575
10		15	NC	11	6	150	1650	900	\$90.00	\$540	\$990
10		20	NC	16	14	200	3200	2800	\$100.00	\$1,400	\$1,600
10		30	NC	1	1	300	300	300	\$130.00	\$130	\$130
30		40	Office	1	1	1200	1200	1200	\$750.00	\$750	\$750
				111	63	1950	13500	8200	18	\$5,070	\$9,305
								3,000,000	ANNUALLY	\$60,840	\$111,660

Management Summary

		Daily	Month-To-Date	Fiscal YTD		As of S	aturday,	August 3	1, 2024		
Fi	rom Aug-	31-2024	Aug-01-2024	Jan-01-2024	Occupancy		<u>Units</u>	%Units	<u>Area</u>	%A	۱rea
	•	31-2024	Aug-31-2024	Aug-31-2024	Occupied		78	60.0 %	14,315	67.	.8%
onosito	10 Aug-	J 1-2024	Aug-51-2024	Aug-51-2024	Vacant*		43	33.1 %	5,400	25.	.6%
eposits		0.00	0.00	0.00	Unrentable		9	6.9 %	1,400	6.	.6%
Cash		0.00	0.00	0.00	Complime	ntarv	0		0		
Check		0.00	2,580.00	24,979.25	Total	,	100	100.00/	01 115	100	0.00
ACH Debit		0.00	0.00	0.00	i otai			100.0 %	21,115	100.	.0%
Debit Card		0.00	0.00	0.00	Waiting List		0 Au	tobilled**	17		
Charge Card	t	0.00	4,234.39	29,411.46	Overlocked*	*	16 Ins	urance**	0	Per A	۱rea
SubTo	otal	0.00	6,814.39	54,390.71	Gross Potential	Datas 1		12,1	60 100.0 %		0.5
Misc Depo	osit	0.00	0.00	0.00			_	,	95 6.5%		0.5
To	otal	0.00	6,814.39	54,390.71	Gross Unrentab		5	3,6			0.5 0.6
ayment Rec	eipts				Gross Vacant U						
		ch denosi	ts made within the s	ame period	Gross Occupied			7,7			0.5
	•		eceipts are calendar	•	Gross Complim				0 0.0%		0.0
ent	aseu on nscai	0.00	6.482.39	50,574.71	Actual Occupie		2	6,9			0.49
		0.00	0,462.39	0.00	Occupied Rate		•		87 6.5%		0.0
ecurring					Effective Rate a	fter Concess	sions ³	6,9	53 57.2 %	(0.49
ate Fee		0.00	270.00	2,815.00	Unpaid Charge	s (Current te	enants)				
SF Fee		0.00	40.00	40.00	· · · · · · · · · · · · · · · · · · ·	-	-	0/1104-	0/ CrossD=+	0/ ^ -1	+
dmin Fee		0.00	20.00	400.00	<u>Days</u> 0-10	Amount 200.00	<u>Units</u> 0	<u>%Units</u> 0.0	%GrossPot 1.6	%Act	<u>tua</u> 2.9
nsurance		0.00	0.00	0.00	11-30	680.00	5	6.4	5.6		9.8
ther		0.00	2.00	561.00	31-60	55.00	0	0.0	0.5		9.8
lisc Deposit		0.00	0.00	0.00	61-90	205.00	2	2.6	1.7		2.9
ecurity Depo	sit	0.00	0.00	0.00	91-120	100.00	1	2.6 1.3	0.8		1.4
erchandise		0.00	0.00	0.00			0				0.0
ax 1		0.00	0.00	0.00	121-180 181-360	0.00 0.00	0	0.0	0.0 0.0		0.0
ax 2		0.00	0.00	0.00		0.00	0	0.0			0.0
To	otal	0.00	6,814.39	54,390.71	>360				0.0		
		ctod towo	rds rent and late fee		Total	1,240.00	8	10.3	10.2	1	17.8
	veceibis coile			·5.)	Delinquency (C	urrent tenar	nts >30 d	avs)			
repaid Rent		0.00	271.75		Rent	305.00	3	3.8	2.5		4.4
urrent Rent		0.00	5,652.25		Other	55.00	0	0.0	0.0		0.0
ast Due Rent		0.00	558.39		Taxes	0.00	0	0.0	0.0		0.0
To	:al	0.00	6,482.39		Total	360.00	Ū	0.0	0.0		0.0
urrent Late F	ee	0.00	225.00			300.00					
ast Due Late	Fee	0.00	45.00		<u>Liabilities</u>		<u>Units</u>		<u>ount</u>		
To	ıal	0.00	270.00		Prepaid Rent		16		5.73		
					Prepaid Insurar	ice	0		0.00		
<u>ISF Reversal</u>	<u>s</u>	0	1	1	Prepaid Recurri	ng Charges	0		0.00		
To	ıal	0.00	68.39	68.39	Security Depos	its (Cash)	0		0.00		
oncessions	(Credits Issu	ıod)			David and Char		_	D	***	11-24-	
	(Credits issu	•	0.00	4.454.00	Rent Last Char		_	Rer	nt Variances < 0%	<u>Units</u> 16	
Rent		0.00	0.00	1,154.30	0 - 6 M				0 - 15%	41	
Rent (Bad Del	ot)	0.00	220.00	3,593.28	6 - 12 M						
ate Fees		0.00	510.00	4,460.00	12 - 18 M				15 - 30%	9	
axes		0.00	0.00	0.00	18 - 24 M		8		30 - 50%	11	
Other		0.00	90.00	1,356.00	> 24 M	onths 2	1		> 50%	1	
To	otal	0.00	820.00	10,563.58		Total 7	8		Total	78	
iscounts	(Variances fro	om standa	ard rates.)						_		
ent (Expiring	•	0.00	0.00	0.00	Owners' Alert				<u>Tenants</u>		
Rent (Non-Exp	,	0.00	903.00	7,172.39	Standard rates				Occupied	78	
tont (Hon Ex	ming)			7,172.00	Tenants rates u		,		Insurance	0	(
ad Debts		0.00	0.00	0.00	Days with paym		daily clos	se 0	ACH Billed	0	(
					Backdated payr			0	Creditcard	14	18
<u>ctivity</u>					Backdated char	ges		0	Paid Online	9	1:
love-Ins		0	0	21	Deleted paymer	nts		0	Paid Offilite	3	''
surance		0	0	0	Deleted charge	S		0			
love-Outs		0	2	21	Deleted units			0	<u>Insurance</u>		
ransfers		0	0	5	Unit size chang	es		0	Premiums		0.
	acroacc	0	-300	0	Program defaul			0	Coverage		0.
ented Area II					•	-		•			-
ollection Not	2 S	0	24	142	Report Explana	<u>ition</u>					
uctions		0	0	0	(*) Vacancies de	not include	unrental	ole units			
_					` '				atata		
<u>eads</u>					(**) Reported va						
	ads	0	0	2	(1) Gross Pot. F	Rent = sum o	f Std.Rer	ital Rates	as of the repo	rt date	
pareFoot Lea		^	0	2	(2) Actual Occ F	Rate = sum o	f actual r	ental rate	s for occupied	units	
•		0	0	_	(Z) / totaai Occ i	tate sum e	i actaai i	oritar rate	o ioi occupica		
hone Leads			1		` '				•		
SpareFoot Lea Phone Leads Veb Leads Valk-In Leads		0 0		3 18	(3) Effective Ra		ccupied	Rate - Cr	•		

Management Summary

	Daily	Month-To-Date	Fiscal YTD		As of Sa	turday,	August 3	1, 2024	
From	Aug-31-2024	Aug-01-2024	Jan-01-2024	Occupancy		<u>Units</u>	%Units	Area	%Are
То	Aug-31-2024	Aug-31-2024	Aug-31-2024	Occupied		101	89.4 %	,	
eposits				Vacant*		10	8.8 %	,	
Cash	0.00	0.00	0.00	Unrentable		2	1.8 %		
Check	0.00	3,947.10	31,952.24	Complimen	ntary	1		512	
ACH Debit	0.00	0.00	0.00	Total		113	100.0 %	29,620	100.0
Debit Card	0.00	0.00	0.00	Maiting List			obilled**	38	
Charge Card	0.00	11,317.32	86,885.65	Waiting List Overlocked**			urance**	0	
SubTotal	0.00	15,264.42	118,837.89			.0 1115			Per Are
Misc Deposit	0.00	0.00	0.00	Gross Potential	Rates ¹		17,1		
Total	0.00	15,264.42	118,837.89	Gross Unrentabl	le Unit Rates			220 1.3%	
ayment Receipts	0.00	.0,202	,	Gross Vacant U	nit Rates			000 5.8%	
	alı matala danaa	ita mada within tha s	ama pariad	Gross Occupied			15,8		
Note: Receipts will or eposits are based or			•	Gross Complime		ates		1 0.0%	
•		•	,	Actual Occupied			14,2		
ent	0.00 0.00	14,527.73	112,346.63 0.00	Occupied Rate \		•		9.4 %	
ecurring	0.00	0.00 595.00		Effective Rate at	fter Concessi	ons ³	14,2	277 83.4 %	0.5
ate Fee SF Fee	0.00	595.00 0.00	4,800.00 80.00	Unpaid Charges	s (Current ter	nants)			
dmin Fee	0.00	40.00	380.00	Days	Amount	Units	%Units	%GrossPot	%Actua
amin Fee Isurance	0.00	40.00 0.00	0.00	0-10	275.00	0	0.0	7.6G1055F01 1.6	70/ACIU
ther	0.00	91.00	951.00	11-30	1,604.00	6	5.9	9.4	11.
lisc Deposit	0.00	0.00	0.00	31-60	140.21	1	1.0	0.8	1.
ecurity Deposit	0.00	0.00	141.29	61-90	427.50	3	3.0	2.5	3.
ecunty Deposit lerchandise	0.00	9.99	129.87	91-120	85.00	0	0.0	0.5	0.
ax 1	0.00	0.70	9.10	121-180	80.00	1	1.0	0.5	0.
ax 2	0.00	0.70	0.00	181-360	0.00	0	0.0	0.0	0.
	0.00	15,264.42	118,837.89	>360	0.00	0	0.0	0.0	0.
Total				Total	2,611.71	11	10.9	15.2	18.
		ards rent and late fee	es.)	Delinquency (C	urrent tenant	c >3U 4	ave)		
repaid Rent	0.00	1,130.00					-	2.2	4
urrent Rent	0.00	12,261.23		Rent Other	567.02 164.99	5 0	5.0 0.0	3.3 0.0	4. 0.
ast Due Rent	0.00	1,136.50		Taxes	0.70	0	0.0	0.0	0.
Total	0.00	14,527.73		Total	732.71	U	0.0	0.0	0.
Surrent Late Fee	0.00	395.00			752.71				
ast Due Late Fee	0.00	200.00		<u>Liabilities</u>		<u>Units</u>		ount	
Total	0.00	595.00		Prepaid Rent		6	1,82	23.00	
ICE Davis and Is	0	0	2	Prepaid Insuran		0		0.00	
ISF Reversals			2	Prepaid Recurring		0	4.00	0.00	
Total	0.00	0.00	240.00	Security Deposit	ts (Cash)	3	1,30	00.00	
oncessions (Cred	its Issued)			Rent Last Chan	ge Units		Rei	nt Variances	Units
Rent	0.00	0.00	55.00	0 - 6 Mg				< 0%	36
Rent (Bad Debt)	0.00	0.00	3,810.00	6 - 12 Ma				0 - 15%	54
ate Fees	0.00	15.00	725.00	12 - 18 Mo				15 - 30%	6
axes	0.00	0.00	0.00	18 - 24 Mo				30 - 50%	4
Other	0.00	0.00	355.00	> 24 Mg				> 50%	1
Total	0.00	15.00	4,945.00		Total 101			Total	101
	nces from stand		•		. Ottal				
lent (Expiring)	0.00	10.50	115.50	Owners' Alert				<u>Tenants</u>	
Rent (Expliring)	0.00	1,921.19	14,985.18	Standard rates u				Occupied	101
tent (Non-Expining)	0.00	1,321.13	14,365.16	Tenants rates ur				Insurance	0
ad Debts	0.00	0.00	0.00	Days with payme		aily clos		ACH Billed	0
				Backdated paym			0	Creditcard	26 2
ctivity				Backdated charq	-		0	Paid Online	22 2
love-Ins	0	2	19	Deleted paymen	its		1	i did Olimio	
surance	0	0	0	Deleted charges	;		0	_	
love-Outs	0	1	26	Deleted units			0	Insurance	
ransfers	0	0	0	Unit size change	es		0	Premiums	(
ented Area Increase	. 0	100	-1,200	Program default	s changes		0	Coverage	(
ollection Notes	0	27	193	Report Explana	tion				
uctions	0	0	0						
	O	v	J	(*) Vacancies do	not include ι	ınrentab	le units.		
eads				(**) Reported va	lues reflect th	e currer	nt tenant	status.	
pareFoot Leads	0	0	1	(1) Gross Pot. R	ent = sum of	Std.Ren	tal Rates	as of the rend	ort date
hone Leads	0	0	2	(2) Actual Occ R				•	
Veb Leads	0	0	0	(3) Effective Rat					
	0	2	17	(3) Ellective Rat	e = Actual Oc - Expiring	•		cuito issu c u (l	Nem) -
Valk-In Leads									

Management Summary Saturday, August 31, 2024

	<u>Daily</u>	Month-To-Date	Fiscal YTD		As of S	saturday,	August 31,	2024	
From	Aug-31-2024	Aug-01-2024	Jan-01-2024	Occupancy		Units		Area	%Ar
To	Aug-31-2024	Aug-31-2024	Aug-31-2024	Occupied		63	56.8 %	8,650	64.1
Deposits	ū	Ü	· ·	Vacant*		16	14.4 %	1,650	12.2
Cash	0.00	0.00	0.00	Unrentable	е	32	28.8 %	3,200	23.7
Check	0.00	670.00	7,364.89	Complim	nentary	1		100	
ACH Debit	0.00	0.00	0.00	Total		111	100.0 %	13,500	100.0
Debit Card	0.00	0.00	0.00	Waiting Lis	o t		tobilled**	22	
Charge Card	0.00	5,230.00	41,520.97	Overlocke			surance**	0	
SubTotal	0.00	5,900.00	48,885.86	Overlocke	u	20 1118			<u>Per Ar</u>
Misc Deposit	0.00	0.00	0.00	Gross Potenti	al Rates ¹		9,330		0.
Total	0.00	5,900.00	48,885.86	Gross Unrent	able Unit Rate	s	2,420		0.
	0.00	0,000.00	+0,000.00	Gross Vacant	Unit Rates		1,205		0.
Payment Receipts				Gross Occupi	ed Unit Rates		5,705		0.
Note: Receipts will of				Gross Compli	mentary Unit I	Rates	75	0.8%	0.
Deposits are based		•	,	Actual Occup	ied Unit Rates	2	5,765	61.8%	0.
Rent	0.00	5,478.00	43,291.79	Occupied Rat	e Variance		-60	-0.6%	-0.
Recurring	0.00	0.00	0.00	Effective Rate	after Conces	sions ³	5,765	61.8 %	0.
_ate Fee	0.00	420.00	3,630.00	Unnaid Char	ges (Current t	enants)			
NSF Fee	0.00	0.00	0.00	-	•	-	0/11! ^	0	0/ 4 -
Admin Fee	0.00	0.00	380.00	<u>Days</u> 0-10	Amount	<u>Units</u>		GrossPot	<u>%Actu</u> 3
nsurance	0.00	0.00	0.00		175.00	0	0.0	1.9	
Other	0.00	2.00	752.00	11-30 31-60	1,177.00 80.00	5 0	7.9 0.0	12.6 0.9	20 1
Misc Deposit	0.00	0.00	0.00	61-90	255.00	3	0.0 4.8	2.7	4
Security Deposit	0.00	0.00	800.00	91-120	255.00	0	4.8 0.0	0.0	0
Merchandise	0.00	0.00	29.97	121-180	0.00	0	0.0	0.0	0
Гах 1	0.00	0.00	2.10	181-360	0.00	0	0.0	0.0	0
Гах 2	0.00	0.00	0.00	>360	0.00	0	0.0	0.0	0
Total	0.00	5,900.00	48,885.86	Total	1,687.00	8	12.7	18.1	29
Collections (Recei	ots collected towa	ords rent and late fee	es.)	i Otai	1,067.00	0	12.7	10.1	23
Prepaid Rent	0.00	75.31	.,	Delinquency	(Current tena	nts >30 c	lays)		
Current Rent	0.00	4,497.69		Rent	255.00	3	4.8	2.7	4
	0.00	905.00		Other	80.00	0	0.0	0.0	0
Past Due Rent	0.00	5,478.00		Taxes	0.00	0	0.0	0.0	0
Total	0.00	215.00		Total	335.00				
Current Late Fee	0.00	205.00		Liabilities		Units	Amou	nt	
Past Due Late Fee	0.00	420.00				<u>011118</u> 4	75.3		
Total	0.00	420.00		Prepaid Rent		0			
NSF Reversals	0	0	0	Prepaid Insur		0	0.0		
	0.00	0.00	0.00	•	rring Charges	1	800.0		
Total	0.00	0.00	0.00	Security Depo	osits (Cash)	'	800.0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Concessions (Cre	dits Issued)			Rent Last Ch	ange <u>Unit</u>	ts	Rent\	/ariances	<u>Units</u>
Rent	0.00	0.00	885.00	0 - 6	Months 4	-8		< 0%	39
Rent (Bad Debt)	0.00	360.00	4,680.00	6 - 12	Months 1	3		0 - 15%	18
Late Fees	0.00	145.00	1,215.00			1		15 - 30%	3
Taxes	0.00	0.00	0.00			0		30 - 50%	2
Other	0.00	90.00	805.00			1		> 50%	1
Total	0.00	595.00	7,585.00	- 2-		3		Total	63
			7,000.00		Total C	.0			
	ances from standa	,	00.50	Owners' Alert	ţ		Total Te	enants	
Rent (Expiring)	0.00	0.00	22.58	Standard rate	s unchanged :	> 360 day		ccupied	63
Rent (Non-Expiring)	0.00	180.00	1,225.00	Tenants rates	unchanged >	360 day	•	surance	0
Bad Debts	0.00	0.00	0.00	Days with pay	ments and no	daily clo		CH Billed	0
<u> </u>				Backdated pa		,	ο Δ΄		19
Activity				Backdated ch	-		0	editcard	
Move-Ins	0	0	22	Deleted paym	-		0 Pa	aid Online	19
nsurance	0	0	0	Deleted charg			0		
Move-Outs	0	3	30	Deleted units	• -			surance	
		0	7	Unit size char	nges		-	remiums	
Fransfers	0			Program defa	•		•	overage	
Rented Area Increas		-250	-900	•	•		0 0	2.0.ug0	
Collection Notes	0	18	180	Report Expla	<u>nation</u>				
Auctions	0	0	0	(*) Vacancies	do not include	unrenta	ble units		
				` '				tuo	
<u>-eads</u>				. , .	values reflect				
SpareFoot Leads	1	5	20	(1) Gross Pot	. Rent = sum c	f Std.Re	ntal Rates as	of the repo	ort date
Phone Leads	0	0	5	(2) Actual Occ	c Rate = sum o	of actual	ental rates f	or occupied	units
Web Leads	0	0	1		Rate = Actual C				
Walk-In Leads	0	0	12	(-/ =55.175 1		g Discou		(1	,
3000	0	0	21				-		



HATTIESBURG DEMOGRAPHICS | 2298 EDWARDS STREET, HATTIESBURG MS 39401

🖨 Driving		10 Minute Dri	ve	15 Minute Dri	ve	20 Minute Dr	ive
Trade Area Size							^
Square Miles		35.3		110.8		258.3	
Demographic & Consumer Spend Overview		Current Yea	r 5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast ^
Total Population	2023	27,178	27,217	64,726	65,738	88,103	90,038
Workday Population	2023	29,780		74,765		104,576	
Total Households	2023	10,906	11,017	25,825	26,382	35,029	35,967
Avg. Household Income	2023	\$60.2k	\$67.8k	\$67.5k	\$76k	\$74.5k	\$83.9k
Total Consumer Spend	2022	\$359.4m	\$360.5m	\$754.3m	\$759.4m	\$875.3m	\$884.8m

LAUREL DEMOGRAPHICS | 4129 HIGHWAY 15 N STE 2, LAUREL MS 39440

⊋ Driving	10 Minute Dr	ive	15 Minute Dr	rive	20 Minute Dr	ive
Trade Area Size						^
Square Miles	33.4		114.1		255.0	
Demographic & Consumer Spend Overview	Current Yea	ar 5 Yr Forecast	Current Yea	ır 5 Yr Forecast	Current Year	5 Yr Forecast ^
Total Population 202	18,752	18,578	31,764	31,473	46,670	46,285
Workday Population 202	16,497		34,638		48,675	
Total Households 202	7,272	7,223	12,096	12,023	17,733	17,639
Avg. Household Income	\$58.8k	\$62.6k	\$60.1k	\$64.6k	\$63.7k	\$68.7k
Total Consumer Spend	\$223.1m	\$217.7m	\$314m	\$306.9m	\$443.3m	\$435.2m

ELLISVILLE DEMOGRAPHICS | 102 DEASON ST, ELLISVILLE MS 39437

Driving	10 Minute Drive		15 Minute Drive		20 Minute Driv	re
Trade Area Size						
Square Miles	55.4		178.7		387.3	
Demographic & Consumer Spend Overview	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast
Total Population 2023	16,507	16,478	33,972	33,868	55,747	55,576
Workday Population 2023	18,338		38,195		73,107	
Total Households 2023	5,678	5,677	12,493	12,485	20,950	20,931
Avg. Household Income 2023	\$57.1k	\$61.6k	\$60k	\$64.8k	\$62.9k	\$68.2k
Total Consumer Spend 2022	\$116.4m	\$115m	\$352.7m	\$347.1m	\$559.6m	\$552.8m





KATELEIGH CALLOWAY

Associate Advisor

kateleigh.calloway@svn.com

Direct: 205.937.2299 | Cell: 205.937.2299

AL #000137811

PROFESSIONAL BACKGROUND

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

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

EDUCATION

Auburn University
Bachelor of Science, Marketing & Finance

MEMBERSHIPS

SVN National Self Storage Team National Self Storage Association

SVN | Toomey Property Advisors

250 Congress Street Mobile, AL 36603 251.544.5484



KRISTEN ASMAN

Vice President & Broker of Brokerage Services

kristen.asman@svn.com

Direct: 614.370.9077 | Cell: 614.370.9077

OH #658012934

PROFESSIONAL BACKGROUND

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

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

Kristen Asman is a member of the SVN National Self Storage Team, the National Self Storage Association, and serves on the Board of Trustees at the state level for the Self Storage Association.

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

EDUCATION

Bacheor of Science, Accountancy, Miami University Hondros School of Real Estate

SVN | Wilson Commercial Group, LLC

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



JUSTIN TOOMEY

Managing Director

justin.toomey@svn.com

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

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

PROFESSIONAL BACKGROUND

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

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

EDUCATION

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

SVN | Toomey Property Advisors

250 Congress Street Mobile, AL 36603 251.544.5484