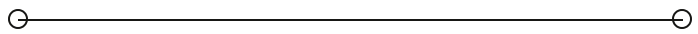


OFFERING MEMORANDUM
**Houston Storage
Center Mississippi**
675 NORTH JEFFERSON STREET
Houston, MS 38851



KRISTEN ASMAN
O: 614.370.9077
kristen.asman@svn.com
OH #658012934

PRESENTED BY:
KATELEIGH CALLOWAY
O: 205.937.2299
kateleigh.calloway@svn.com
AL #000137811

JUSTIN TOOMEY
O: 251.544.5484
justin.toomey@svn.com
MS #22847



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.

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.

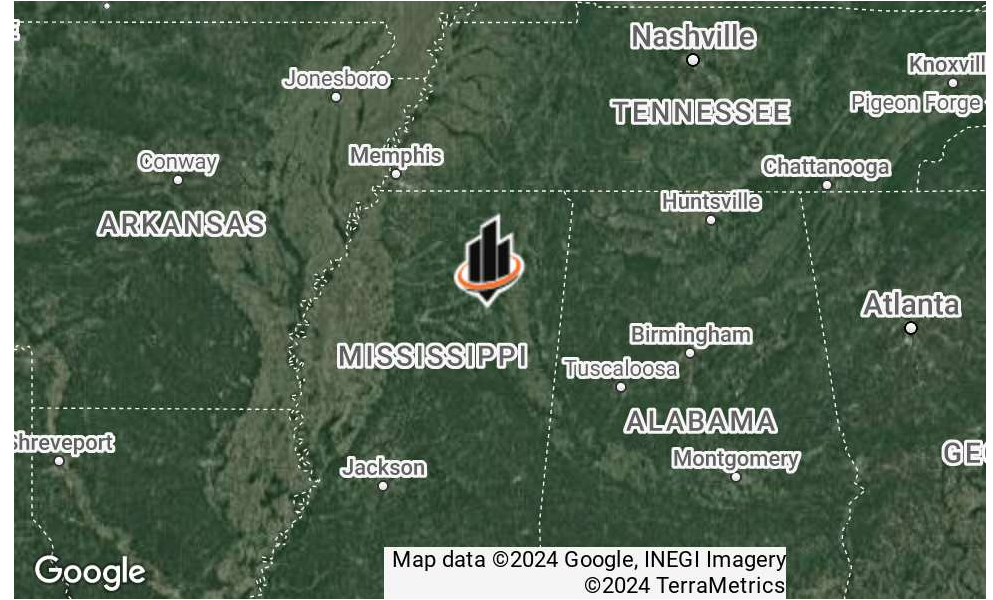
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations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



SECTION 1
Property
Information

HOUSTON STORAGE CENTER- 675 NORTH JEFFERSON STREET, HOUSTON, MS 38851



OFFERING SUMMARY

SALE PRICE:	\$599,000
BUILDING SIZE:	14,336 SF
LOT SIZE:	2.5 Acres
# UNITS:	95 units
PRICE / SF:	\$41.78
VIDEO:	View Here

PROPERTY OVERVIEW

SVN and SelfStorageSales.com proudly present Houston Storage Center, an outstanding investment opportunity in Houston, MS, the county seat of Chickasaw County, which is home to five of the top 100 companies in the state. This facility offers 14,336 SF of rentable space across 95 units on 2.5 acres, providing ample room for growth and expansion. The property is well-secured with new lighting, an advanced security system, and an automated gate. With a remote management system that includes a dedicated website and call center leasing, Houston Storage Center offers streamlined, turnkey operations and abundant room for growth.

PROPERTY HIGHLIGHTS

- Lighted & New Security System
- Automated Gate
- Room to Expand
- Website and Call Center in Place

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 2
Location
Information

LOCATION DESCRIPTION



LOCATION DESCRIPTION

Houston, a thriving city in Northeastern Mississippi, is experiencing remarkable growth and has become a sought-after destination for both residents and businesses. Situated just a short 1.5-hour drive from Memphis, Tennessee, Houston benefits from its strategic location, offering easy access to a major metropolitan area while maintaining its own unique charm.

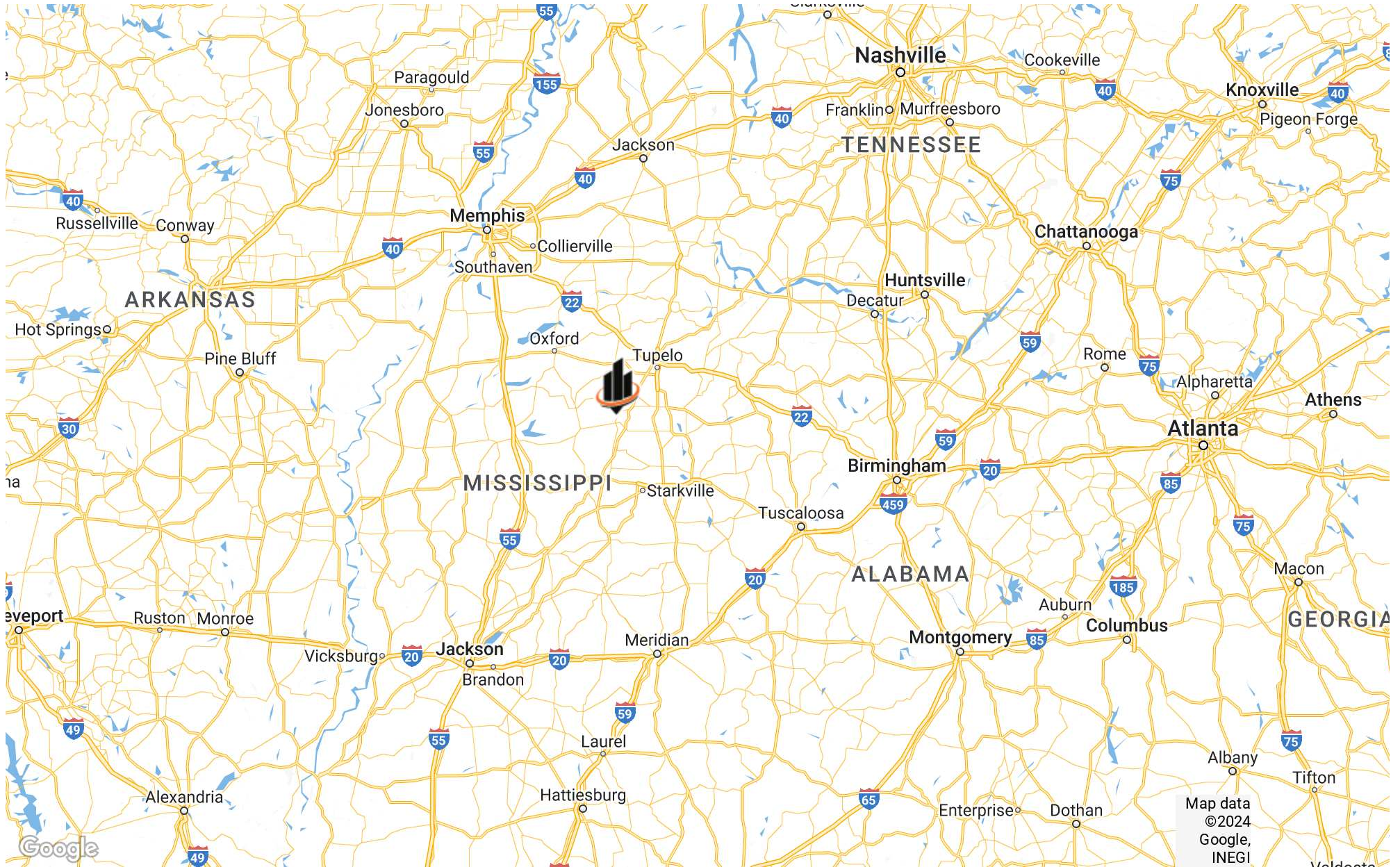
Chickasaw County, where Houston is located, boasts an impressive presence in the business landscape of Mississippi. With five of the top 100 companies in the state calling this county home, it is clear that Chickasaw County is a hub of economic activity and opportunity. These companies contribute to the local economy, create jobs, and foster a dynamic business environment that attracts further investment and growth.

The success and prominence of these top companies exemplify the favorable business climate in Chickasaw County. With a supportive infrastructure, skilled workforce, and business-friendly policies, the county provides an ideal environment for businesses to thrive and reach new heights. From manufacturing and technology to healthcare and services, a diverse range of industries thrives in this region, contributing to the overall prosperity of the area.

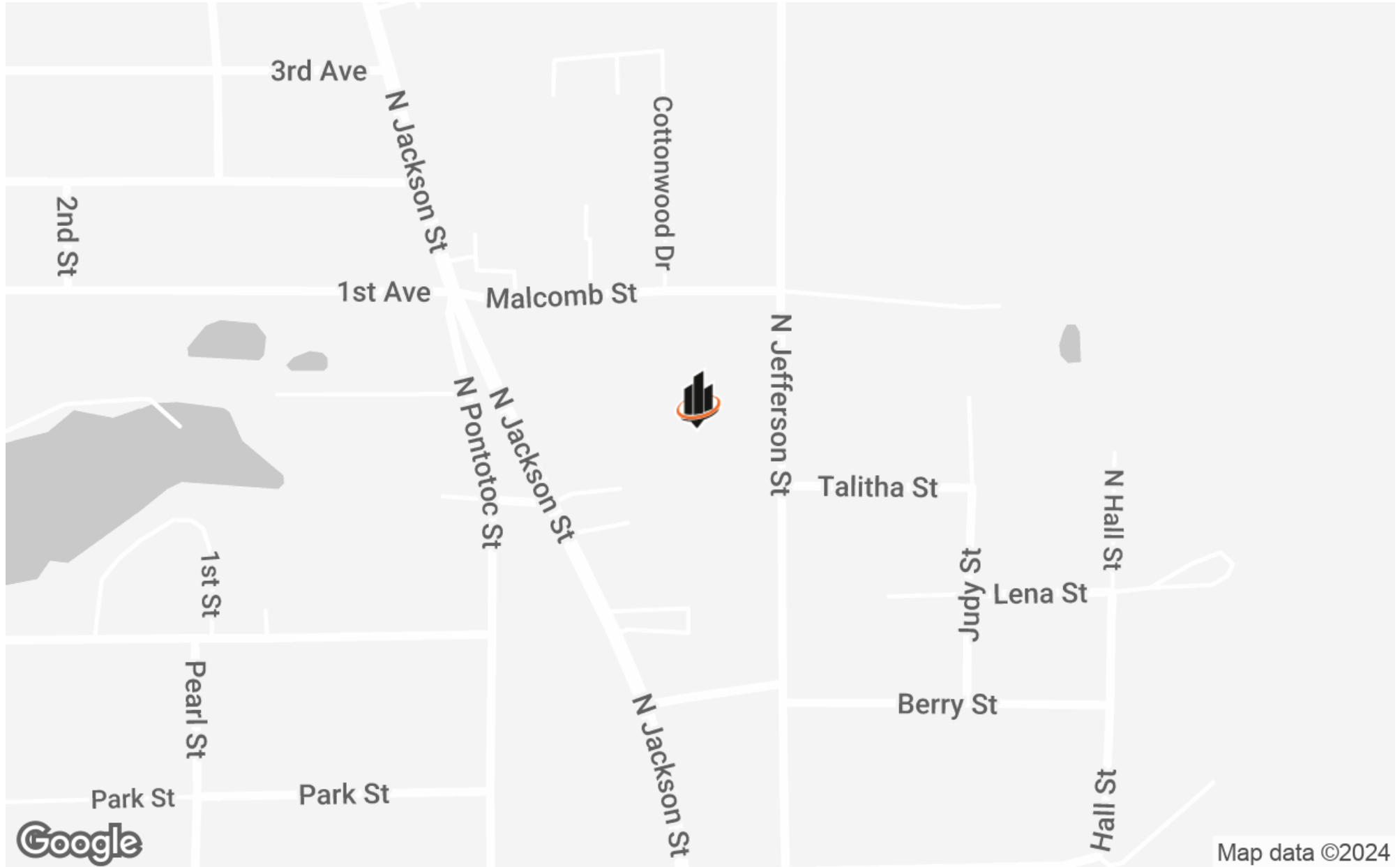
Houston is not only a place of economic significance but also a community that offers a high quality of life. The city and its surrounding areas are known for their natural beauty, rich history, and friendly atmosphere. Residents enjoy a range of recreational activities, including parks, trails, and waterways, providing ample opportunities for outdoor adventures. The vibrant local culture, strong sense of community, and excellent educational institutions further enhance the appeal of living in this growing area.

As Houston continues to experience growth and development, it presents a multitude of opportunities for residents, businesses, and investors alike. With its convenient proximity to Memphis, the presence of top companies in Chickasaw County, and a welcoming community spirit, Houston stands as a prime example of a city on the rise, ready to embrace the future with optimism and vitality.

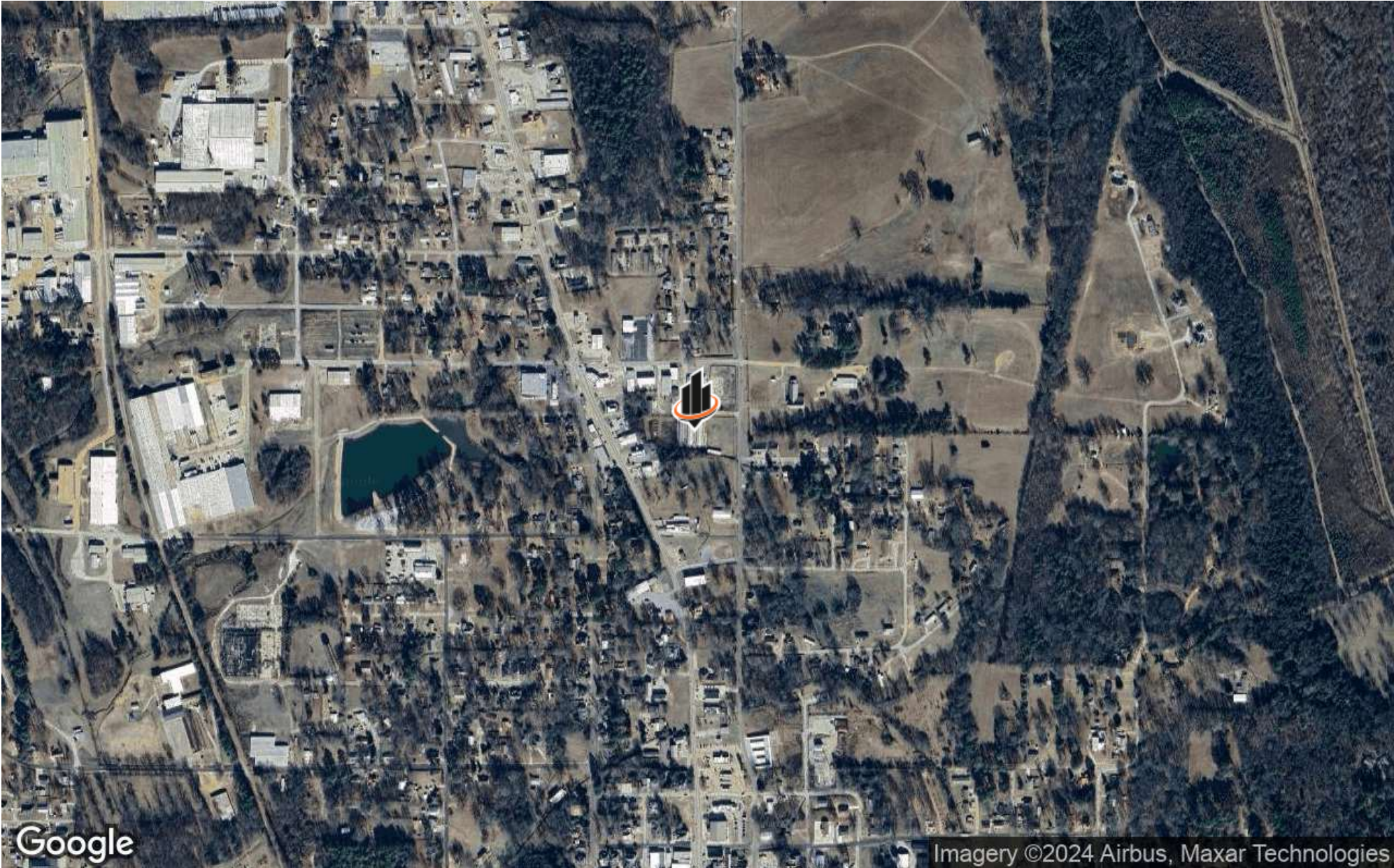
REGIONAL MAP



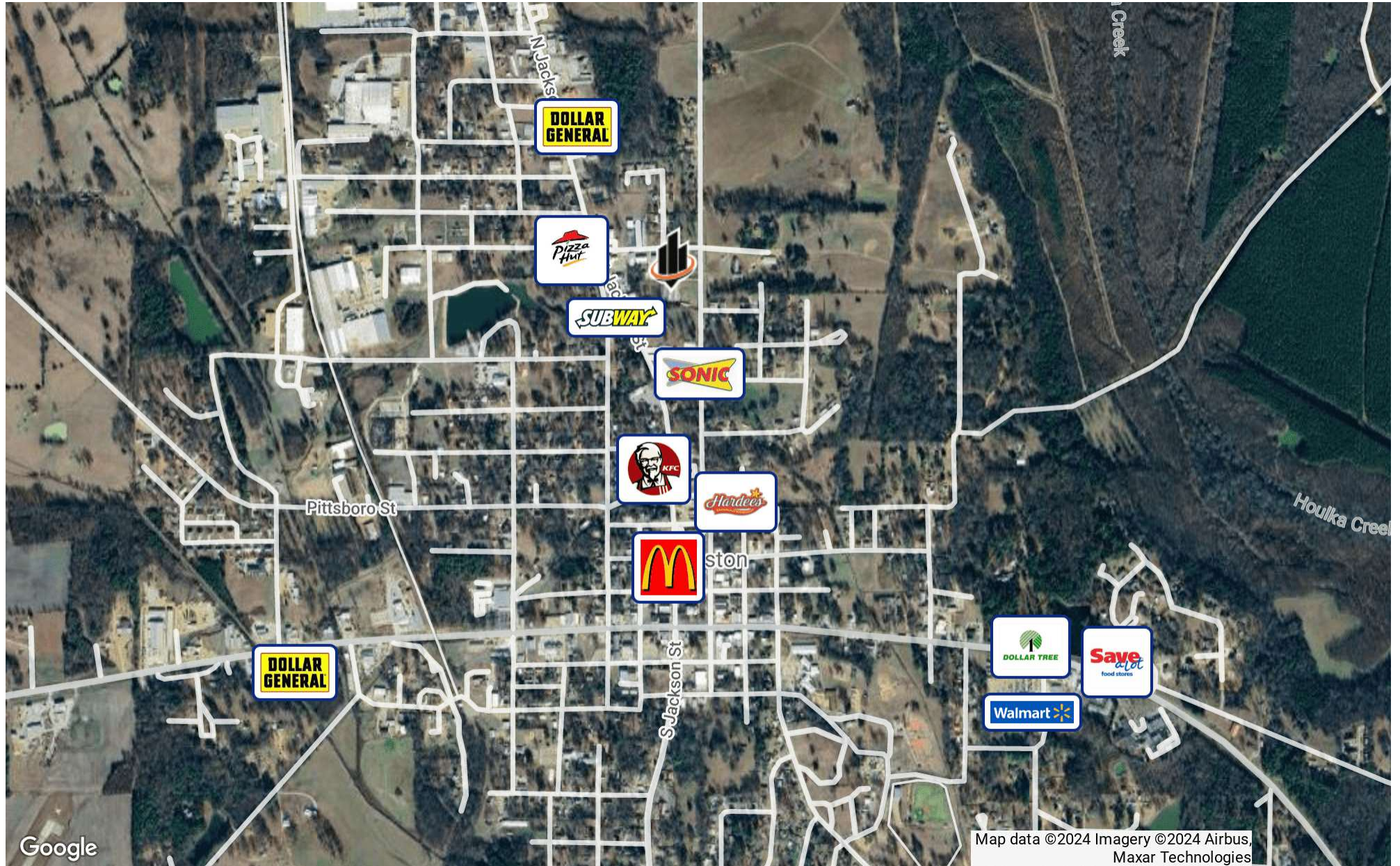
LOCATION MAP




AERIAL MAP



RETAILER MAP



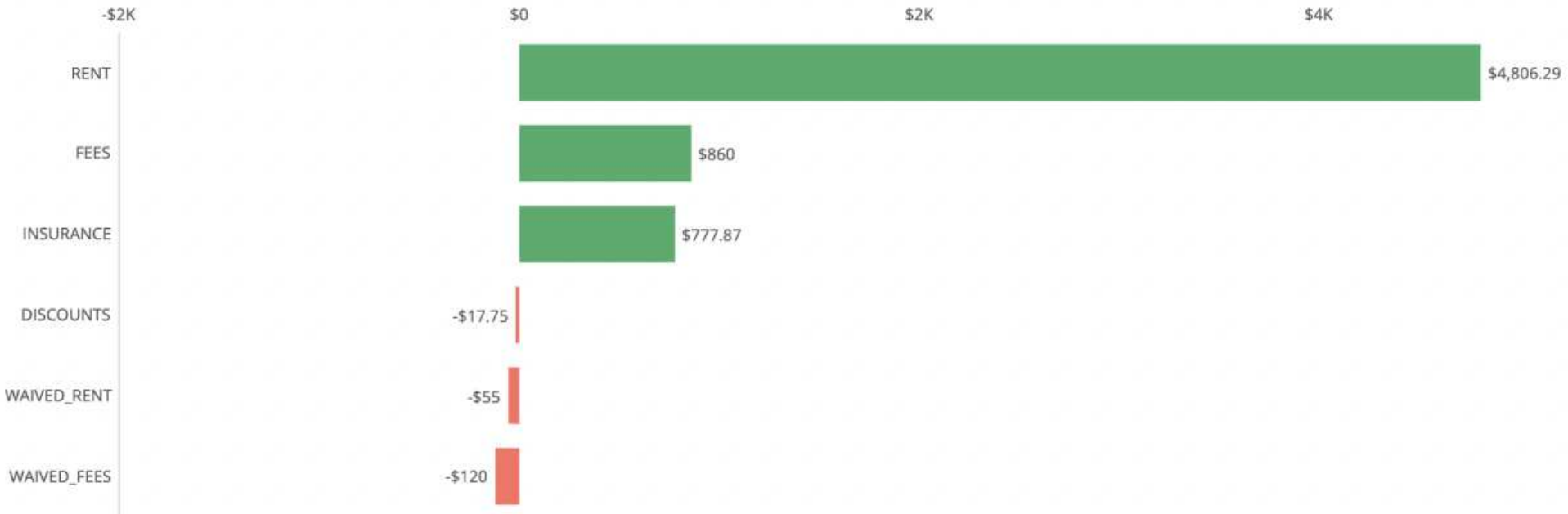


SECTION 3
**Financial
Analysis**

JULY REVENUE

Revenue Breakdown Last 31 Days

\$6,251.41 Revenue



INCOME & EXPENSE

TRAILING P&L			12 MONTH FORECAST	Proforma @ 90% Occupied
Ordinary Income/Expense				
Income		JULY		
	Rental Income	\$4,806.29	\$57,675.48	\$71,106.00
	Fees	\$860.00	\$10,320.00	
	Insurance	\$777.87	\$9,334.44	
	Total Income	\$6,444.16	\$77,329.92	\$95,338.00
	Expenses		(average T-6 expenses)	
	Advertising and Promotion		\$7,775.00	
	Professional Fees		\$1,000.00	
	Contract Labor		\$2,880.00	
	Insurance Expense		\$2,467.00	
	Utilities		\$2,472.00	
	Management		\$5,184.00	
	Internet		\$1,857.60	
	Repairs and Maintenance		\$165.14	
	Taxes - Property		\$3,187.18	
	Total Expenses		\$26,987.92	\$28,601.40
	Net Ordinary Income		\$50,342.00	\$66,736.60
	NET INCOME		\$50,342.00	\$66,736.60

SECTION 4
Demographics

WELCOME!
To rent a unit or make a payment
right now, simply visit:
www.houstonmstoragecenter.com
or call (662)222-0300
We will gladly answer any questions you have.

DEMOGRAPHICS MAP & REPORT

POPULATION

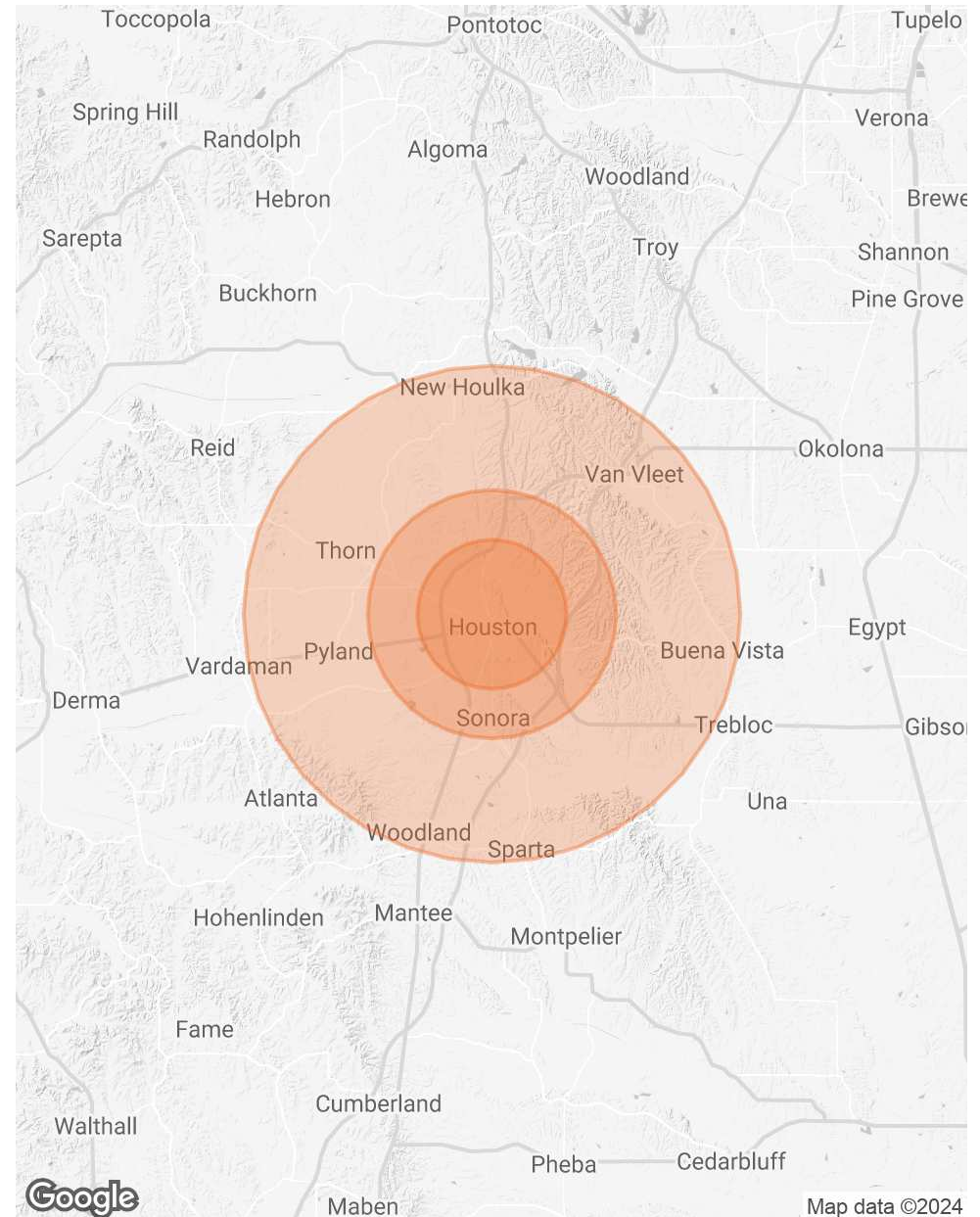
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,306	5,470	10,998
AVERAGE AGE	44.8	42.6	41.4
AVERAGE AGE (MALE)	45.3	43.6	41.0
AVERAGE AGE (FEMALE)	47.5	44.6	43.0

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,538	2,435	4,946
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$37,340	\$40,706	\$40,636
AVERAGE HOUSE VALUE	\$99,213	\$99,231	\$94,910

2020 American Community Survey (ACS)





SECTION 5
Advisor Bios

KRISTEN WILSON- ASMAN



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

Bachelor 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

KATELEIGH CALLOWAY



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

JUSTIN TOOMEY



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