

OFFERING MEMORANDUM
Freedom Storage
LIVE OAK & LAKE CITY FLORIDA

PRESENTED BY:

KATELEIGH CALLOWAY
O: 205.937.2299
kateleigh.calloway@svn.com
FL # SL3636547

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

MICHAEL CARRO, CCIM
O: 850.434.7500
mcarro@svn.com
FL #BK3179263



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.

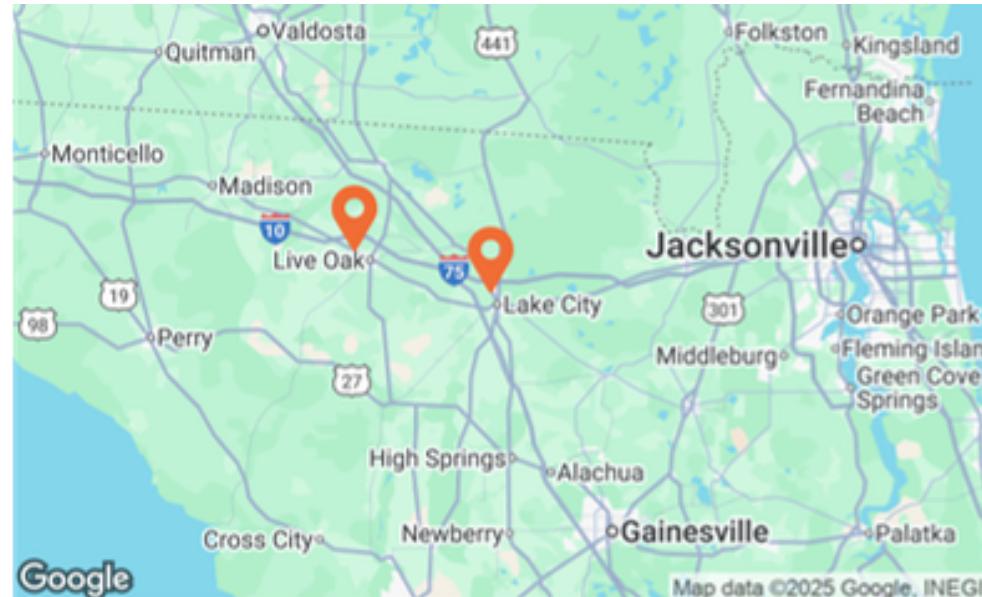
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations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

FREEDOM STORAGE: 13346 US-90, LIVE OAK, FL 32060 AND 3010 US-41, LAKE CITY, FL 32055



PROPERTY HIGHLIGHTS

- Growing Markets:** Lake City (~35,000; CSA 250,000+) and Live Oak (~7,000; county 40,000+)
- Expansion Potential:** Lake City 3 acres for Expansion; Live Oak Warehouse Conversion
- High Traffic & Visibility:** US 41 (~9,300 VPD) Lake City; US 90 (~8,600 VPD)
- Live Oak near Publix

SALE PRICE:	\$1,999,999
NUMBER OF UNITS:	200
BUILDING SIZE:	25,174 SF
ACRES:	5.64

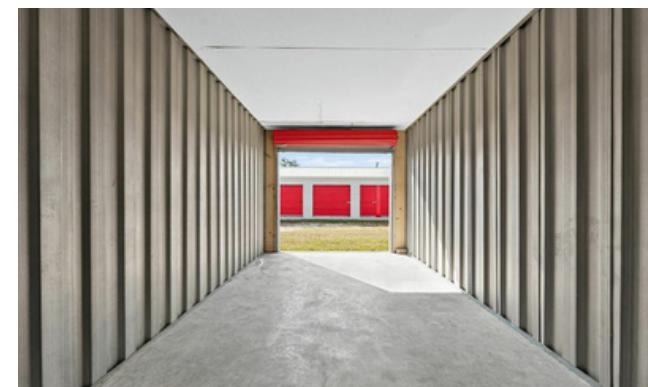
PROPERTY DESCRIPTION

SVN is pleased to present the **Freedom Storage Portfolio**, a two-property self-storage opportunity located in Lake City and Live Oak, Florida. Together, the portfolio consists of 200 units across over 25,000 square feet with strong market positioning, recent capital improvements, and multiple avenues for growth.

The **Lake City facility consists of 89 units across 9,100 square feet on 3.76 acres**. A major highlight of this location is the **three acres of expansion land**, which can accommodate up to 45,000 square feet of additional storage. Recent upgrades include **new roofs, fresh paint, and modernized lighting**. Positioned along US Highway 41 with over 9,300 vehicles per day and only one competitor within a three-mile radius, the site benefits from excellent visibility and limited competition. The **Live Oak facility features 111 units totaling 16,074 square feet, including a warehouse on 1.88 acres**. Similar to Lake City, this property has also undergone improvements with **new roofs, paint, and lighting**. The warehouse provides flexible conversion potential or additional rentable space, further enhancing the investment's upside. Located on US Highway 90 with over 8,600 vehicles per day and close proximity to Publix and other major retailers, the site enjoys a strong consumer draw and daily traffic flow.

The Freedom Storage Portfolio presents investors with a **well-maintained**, stabilized asset package in two **growing North Florida markets**. With expansion land, conversion potential, and recent capital improvements already completed, this offering delivers immediate income with significant long-term value-add opportunities.

LAKE CITY: 3010 US-41, LAKE CITY, FL 32055



LAKE CITY: 3010 US-41, LAKE CITY, FL 32055, 3 ACRES EXPANSION ROOM



LIVE OAK: 13346 US-90, LIVE OAK, FL 32060



LIVE OAK: 13346 US-90, LIVE OAK, FL 32060





SECTION 2
**Location
Information**

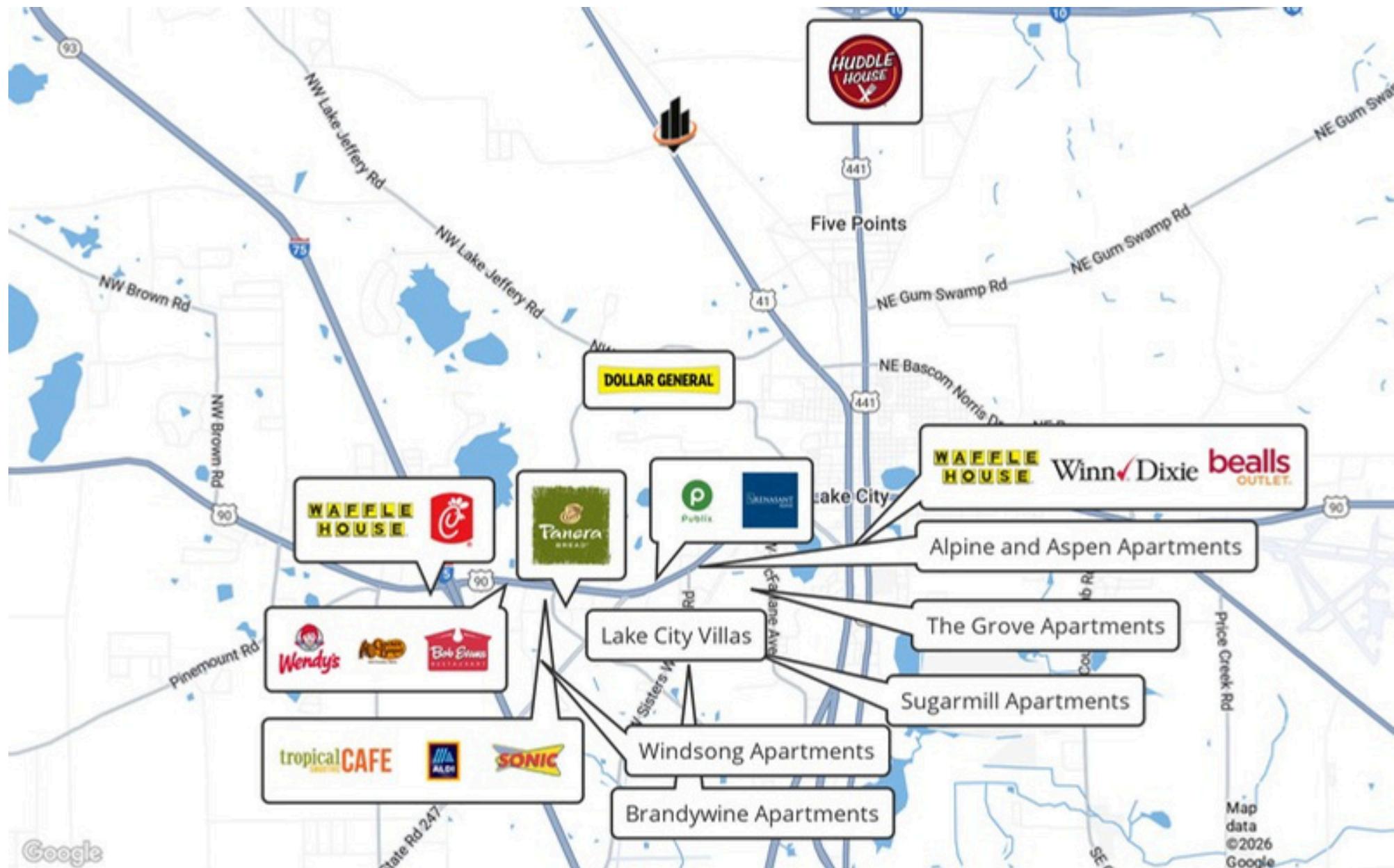
LOCATION DESCRIPTION



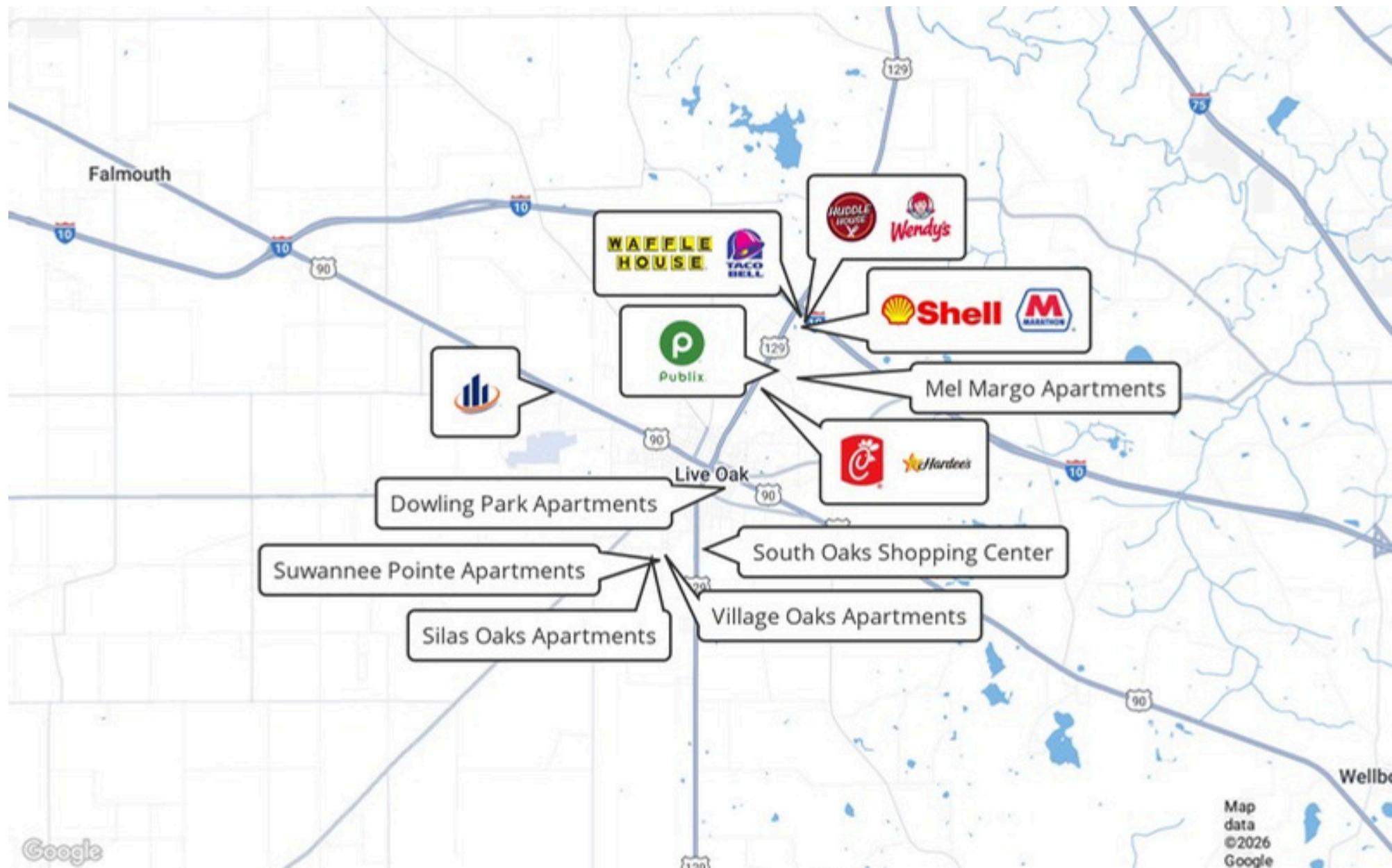
LOCATION DESCRIPTION

These Freedom Storage facilities are strategically located in **Lake City** and **Live Oak**, Florida, two growing North Florida markets with strong regional demand. Lake City, with a population of roughly 35,000 and **over 250,000** in the surrounding Columbia and Suwannee counties, serves as a regional hub with major employers such as Anderson Columbia, Florida Gateway College, and HUB Industrial Supply. The city also supports robust retail activity, anchored by Lake City Mall and national tenants like TJ Maxx, Ross, Aldi, and Panera Bread, while household growth and rising rental demand support continued self-storage need. Live Oak, the county seat of Suwannee County, has a population of about 7,000, with a broader service area **exceeding 40,000**, and is supported by employers including First Federal Bank of Florida and the Suwannee County School District. Both communities are easily accessible via I-75, offering convenient access for residents, businesses, and seasonal visitors, creating strong and consistent demand for self-storage. **Limited local competition**, combined with available **expansion acreage** at the Lake City facility, positions these properties for ongoing growth and value-add opportunities.

LAKE CITY MAP



LIVE OAK MAP





SECTION 3
**Financial
Analysis**

INCOME EXPENSE PROJECTIONS

Freedom Storage Portfolio Income and Expense Projections						
	Lake City T2 Annualized	Live Oak T2 Annualized	T-12 thru May 2025	2025 Projected	Gross Possible Projected	Gross Possible Projected with Expansion (45,000 SF)
Gross Income	\$ 74,048	\$ 141,697	\$ 220,179	\$ 225,792	\$ 285,240	\$ 690,240
	\$0.00					\$82,200.00
Gross 1	\$74,047.92	\$141,697.27	\$220,178.58	\$225,792.00	\$285,240.00	\$772,440.00
GROSS INCOME	\$74,047.92	\$141,697.27	\$220,178.58	\$225,792.00	\$285,240.00	\$772,440.00
EXPENSES						
ESS Fees	\$4,477.00	\$5,077.00	\$12,352.00	\$12,352.00	\$12,352.00	\$30,000.00
Insurance	\$6,333.90	\$9,500.86	\$15,834.76	\$15,834.76	\$15,834.76	\$21,000.00
Management	\$6,147.00	\$6,840.00	\$17,316.00	\$17,316.00	\$17,316.00	\$17,316.00
Real Estate Taxes	\$3,581.69	\$5,687.90	\$9,269.59	\$9,269.59	\$9,269.59	\$15,000.00
BOTG & Maintenance	\$5,230.91	\$8,139.33	\$10,323.00	\$10,323.00	\$10,323.00	\$10,323.00
Marketing	\$2,099.00	\$307.00	\$4,590.00	\$3,208.00	\$3,208.00	\$3,208.00
Utilities	\$1,028.00	\$1,043.00	\$3,148.00	\$3,148.00	\$3,148.00	\$3,148.00
Total Expenses	\$28,897.50	\$36,595.09	\$72,833.35	\$71,451.35	\$71,451.35	\$99,995.00
NOI	\$45,150.42	\$105,102.18	\$147,345.23	\$154,340.65	\$213,788.65	\$672,445.00

Note: \$80 /month rate on
10 x 10 = \$9.60 per SF per
year x 45,000 more SF x
90% occ = \$405,000

OCCUPANCY ANALYSIS

LAKE CITY												
Size	# Units	# Occupied	sq ft / unit	sq ft total	Occupied sq ft	Price	Gross Current	Gross Possible	Occupancy %	Area Occ	Economic Occ	
Drive-Up 5x10 (5 x 10 x 8)	1	1	50	50	50	\$65.00	\$65.00	\$65.00	100.00%	100.00%	0.00%	
Drive Up 5x15 (5 x 15 x 8)	64	44	75	4,800.00	3,300.00	\$73.00	\$3,212.00	\$4,672.00	68.75%	68.75%	68.90%	
Drive Up 10x15 (10 x 15 x 8)	11	11	150	1,650.00	1,650.00	\$93.00	\$1,023.00	\$1,023.00	100.00%	100.00%	111.05%	
Drive Up 10x20 (10 x 20 x 8)	13	11	200	2,600.00	2,200.00	\$139.00	\$1,529.00	\$1,807.00	84.62%	84.62%	80.06%	
	89	67		9100			\$5,829.00	\$7,567.00				

LIVE OAK												
Size	# Units	# Occupied	sq ft / unit	sq ft total	Occupied sq ft	Price	Gross Current	Gross Possible	Occupancy %	Area Occ	Economic Occ	
Drive Up 4x6 (4 x 6 x 8)	7	4	24	168	96	\$45.00	\$180.00	\$315.00	57.14%	57.14%	42.86%	
Drive Up 4x8 (4 x 8 x 8)	7	7	32	224	224	\$49.00	\$343.00	\$343.00	100.00%	100.00%	95.95%	
Drive Up 5x10 (5 x 10 x 8)	19	16	50	950	800	\$59.00	\$944.00	\$1,121.00	84.21%	84.21%	85.29%	
Drive Up 8x10 (8 x 10 x 8)	15	12	80	1,200.00	960	\$79.00	\$948.00	\$1,185.00	80.00%	80.00%	80.00%	
Drive Up 8x18 (8 x 18 x 8)	28	22	144	4,032.00	3,168.00	\$95.00	\$2,090.00	\$2,660.00	78.57%	78.57%	78.57%	
Drive Up 10x20 (10 x 20 x 8)	35	34	200	7,000.00	6,800.00	\$119.00	\$4,046.00	\$4,165.00	97.14%	97.14%	94.29%	
Commerical Space	1	1	2500	2,500.00								
	112	96		16074			\$8,551.00	\$9,789.00				

TOTAL	201		25,174						\$17,356.00		
-------	-----	--	--------	--	--	--	--	--	-------------	--	--



SECTION 4
Demographics

LAKE CITY

Sq Ft per Capita

- 2022 Sq Ft per Capita 3.89
- 2024 Sq Ft per Capita 3.86
- 2026 Sq Ft per Capita 3.82

\$55.7k

Median Household
Income

\$74.6k

Average Household
Income

LIVE OAK

Sq Ft per Capita

- 2022 Sq Ft per Capita 7.07
- 2024 Sq Ft per Capita 6.98
- 2026 Sq Ft per Capita 6.88

\$55.1k

Median Household
Income

\$73.5k

Average Household
Income

LAKE CITY DRIVE TIME TRADE AREA

Drive Time Trade Overview

Freedom Storage • 3010 NW US Highway 41, Lake City, FL 32055

 Driving

5 Minute Drive

10 Minute Drive

15 Minute Drive

Trade Area Size

Square Miles

4.0

36.6

129.5

Demographic & Consumer Spend Overview

	Current Year	2030 Forecast		Current Year	2030 Forecast		Current Year	2030 Forecast
Total Population	1,594	1,623 (+1.8%)		16,407	16,918 (+3.1%)		34,313	35,665 (+3.9%)
Workday Population	1,329	--		18,909	--		36,273	--
Total Households	539	553 (+2.6%)		6,208	6,424 (+3.5%)		13,294	13,868 (+4.3%)
Avg. Household Income	\$63.6k	\$71.6k (+12.6%)		\$72.2k	\$82.1k (+13.8%)		\$75.4k	\$86.1k (+14.2%)
Total Consumer Spend	\$21.5m	\$21.9m (+2.1%)		\$245.2m	\$254m (+3.6%)		\$558.3m	\$585.6m (+4.9%)

Drive Time Trade Overview

Freedom Storage • 13308 US Highway 90, Live Oak, FL 32060

 Driving

5 Minute Drive

10 Minute Drive

15 Minute Drive

Trade Area Size

Square Miles	5.3	33.1	91.2
--------------	-----	------	------

Demographic & Consumer Spend Overview

	Current Year	2030 Forecast		Current Year	2030 Forecast	
Total Population	2,673	2,785 (+4.2%)	10,524	10,999 (+4.5%)	14,534	15,231 (+4.8%)
Workday Population	2,593	--	9,899	--	14,615	--
Total Households	957	1,000 (+4.5%)	3,897	4,084 (+4.8%)	5,427	5,701 (+5.0%)
Avg. Household Income	\$70.7k	\$79.6k (+12.6%)	\$72.3k	\$81k (+12.1%)	\$73.8k	\$82.4k (+11.7%)
Total Consumer Spend	\$15.2m	\$16.4m (+7.4%)	\$100.7m	\$107.7m (+7.0%)	\$148.6m	\$159m (+7.0%)

Source: AlphaMap.com



SECTION 5
Advisor Bios



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



KATELEIGH CALLOWAY

Advisor

kateleigh.calloway@svn.com

Direct: **205.937.2299**

FL # SL3636547// AL #000137811-0 /

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



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.

SVN | SouthLand Commercial
186 N. Palafox St.
Pensacola, FL 32502
850.434.7500