

OFFERING MEMORANDUM

American Mini Storage Assumable Loan 4.5%

2372 HWY 80 W.

Jackson, MS 39204

PRESENTED BY:

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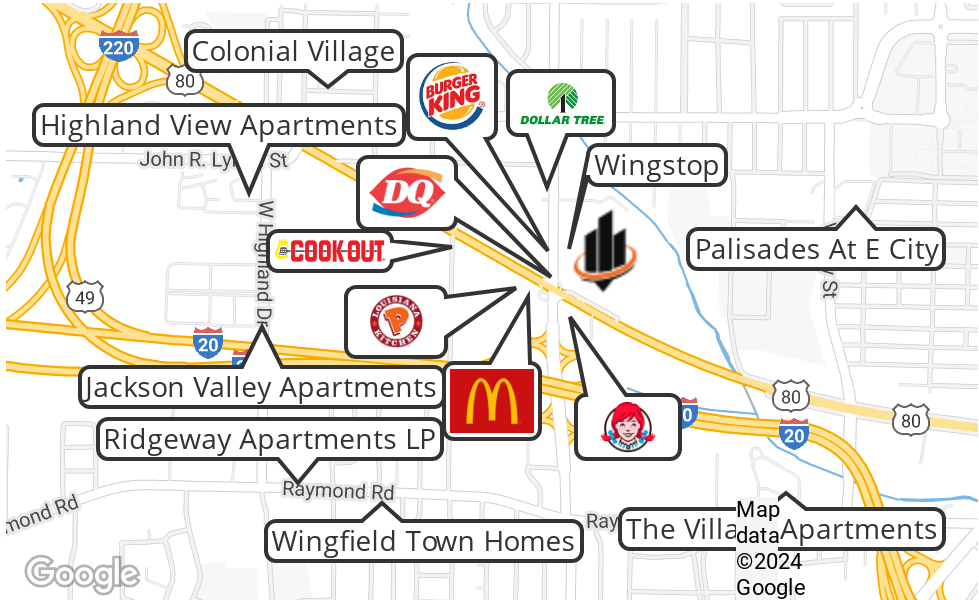
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OFFERING SUMMARY

SALE PRICE:	\$2,495,000
BUILDING SIZE:	43,825 SF
UNITS:	356
LOT SIZE:	4.38 Acres
PRICE / SF:	\$56.93
FULLY LEASED CAP RATE:	10.54%
PRO FORMA NOI:	\$262,856
VIDEO:	View Here

PROPERTY OVERVIEW

SVN is pleased to offer for sale, American Mini Storage, located in Jackson, MS. This facility is 43,825 SF, consisting of 356 units sitting on 4.38 acres, creating an immediate expansion opportunity. With only 6 SF per person and a population 55,000 in the 3 mile radius, new ownership could add additional buildings. The facility is fenced with an automated gate system and cement drives that are in excellent condition. It is located on Highway 80, which boasts numerous retailers, restaurants, homes, and a traffic count of over 33,000 VPD. Jackson is also Mississippi's capital and largest city. Assumable Loan available at 4.5%!

PROPERTY HIGHLIGHTS

- Prime Retail Area
- Remote Management in Place
- Expansion Opportunity
- Traffic Count over 33,000 VPD



LOCATION DESCRIPTION

Known as "The City With Soul," Jackson is Mississippi's capital and largest city with an **MSA population of just under 600,000 people**. Centrally located and nestled at the crossroads of Interstates 55 and 20, Jackson is easily accessible by car, air, rail or motor coach. Jackson, which was chosen by AAA Southern Traveler Magazine as the "Best City in Mississippi," is noted for its beautiful architecture.

As of the 2020 United States census, there were 153,701 people in the city of Jackson, 61,590 households, and 35,069 families residing in the city. **Major Employers include the University of Mississippi Medical Center and Nissan North America where they produce over 250,000 Titan Trucks a year.**

This facility is in a prime retail location on Highway 80. Retailers within half a mile include McDonald's, Wendy's, Popeye's, Dairy Queen, Cookout, and more. Additionally, **there are over 10 multifamily developments nearby, helping create a storage SF per capita of 5.87**, meaning there is considerable demand in the area and this site has ample expansion room.

ADDITIONAL PHOTOS



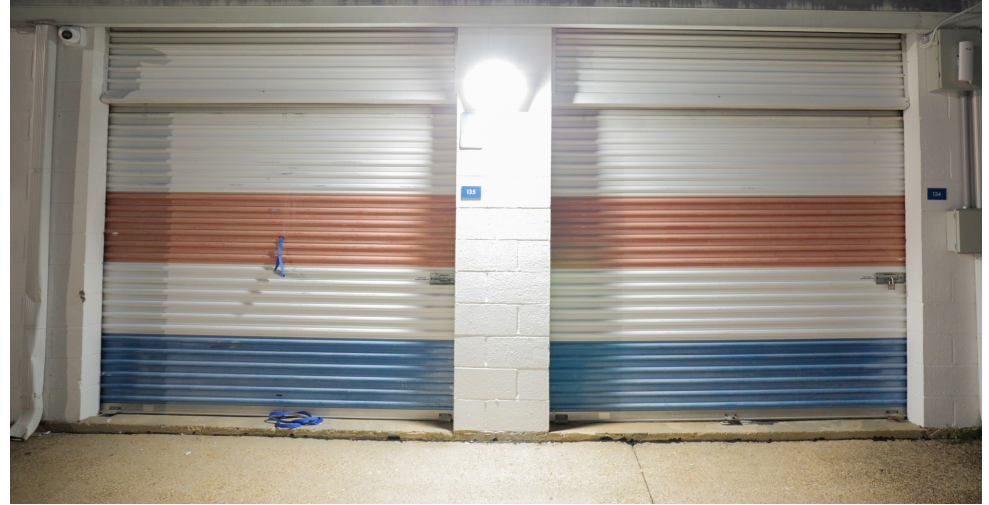
ADDITIONAL PHOTOS



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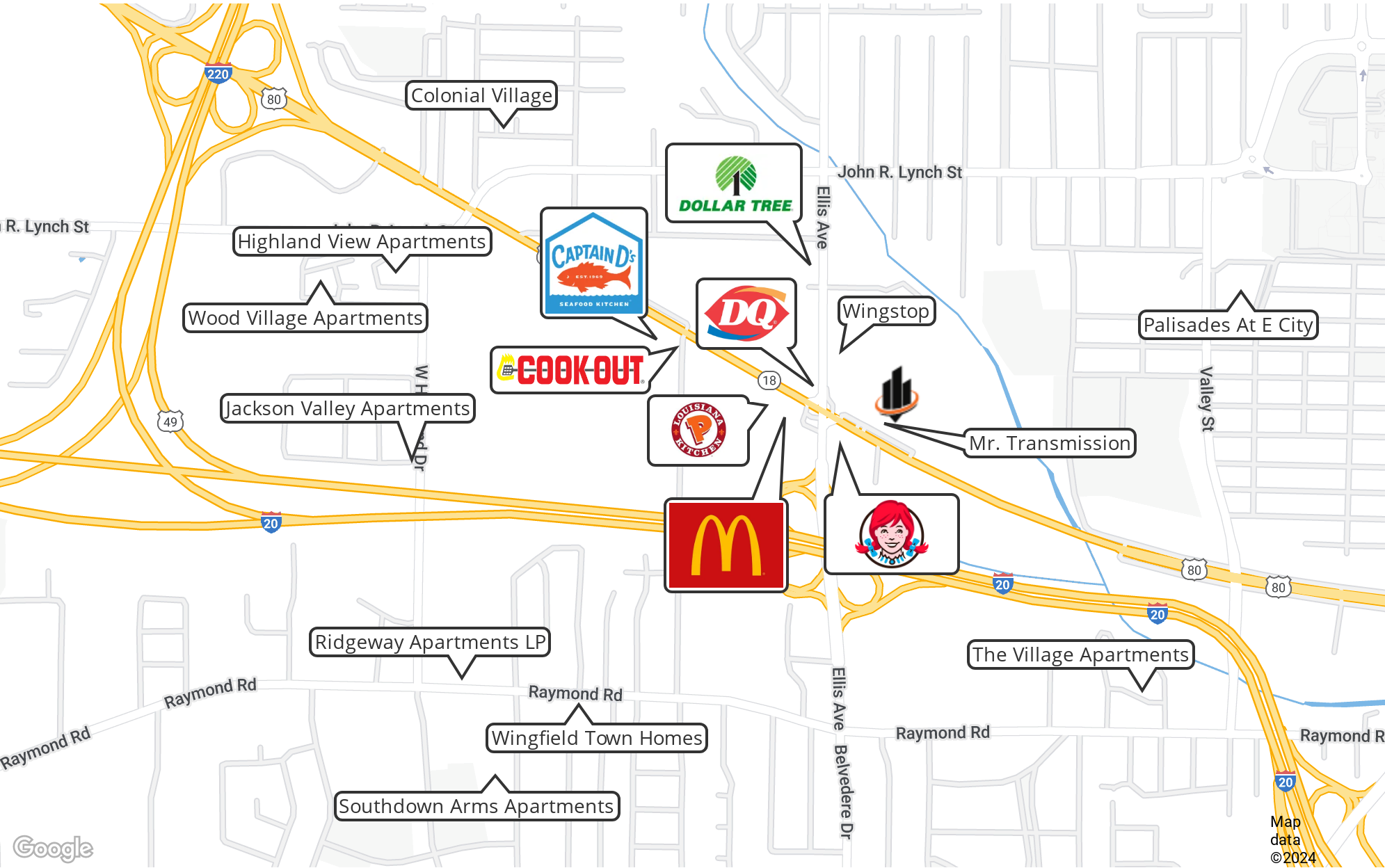
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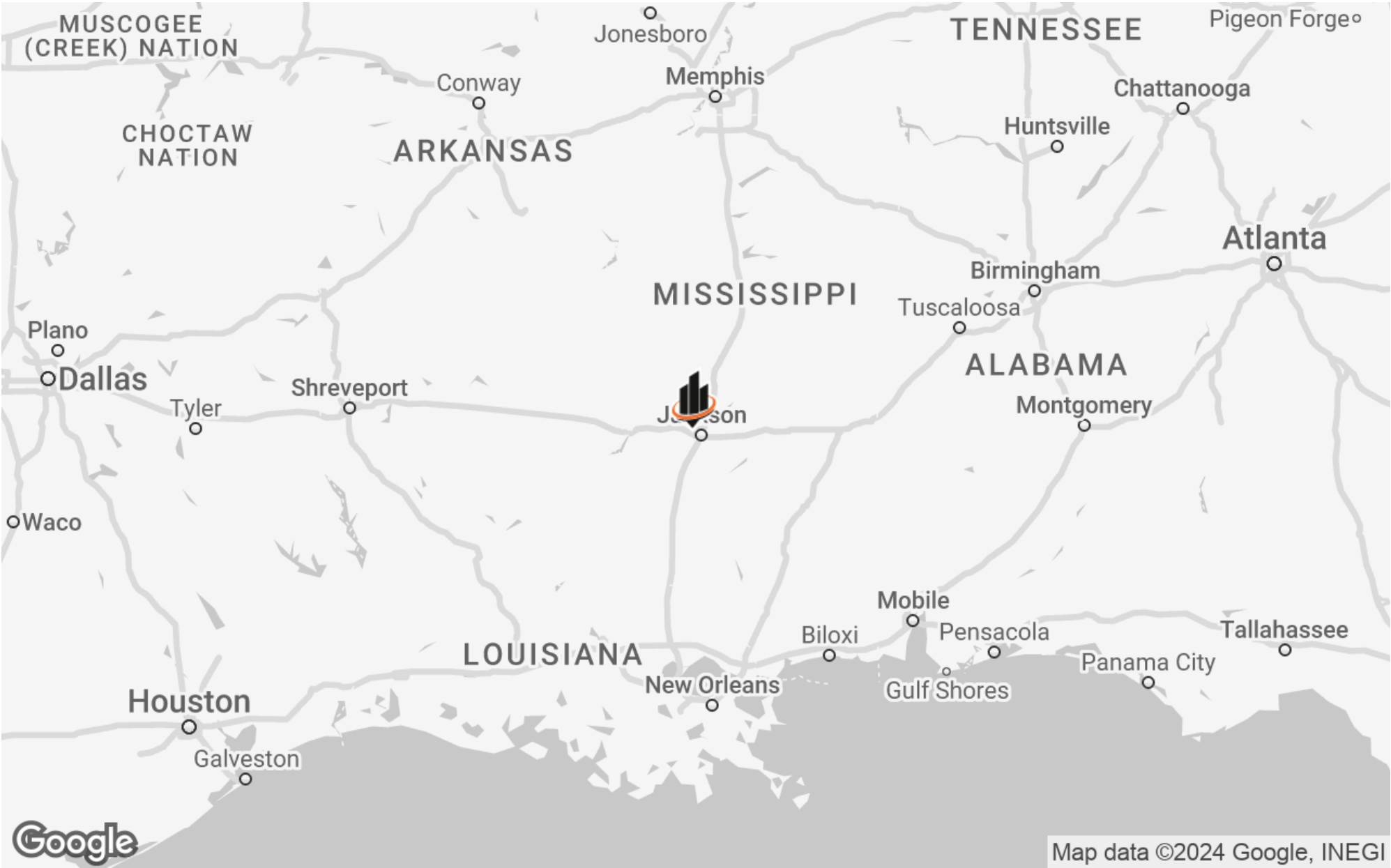
AERIAL MAP



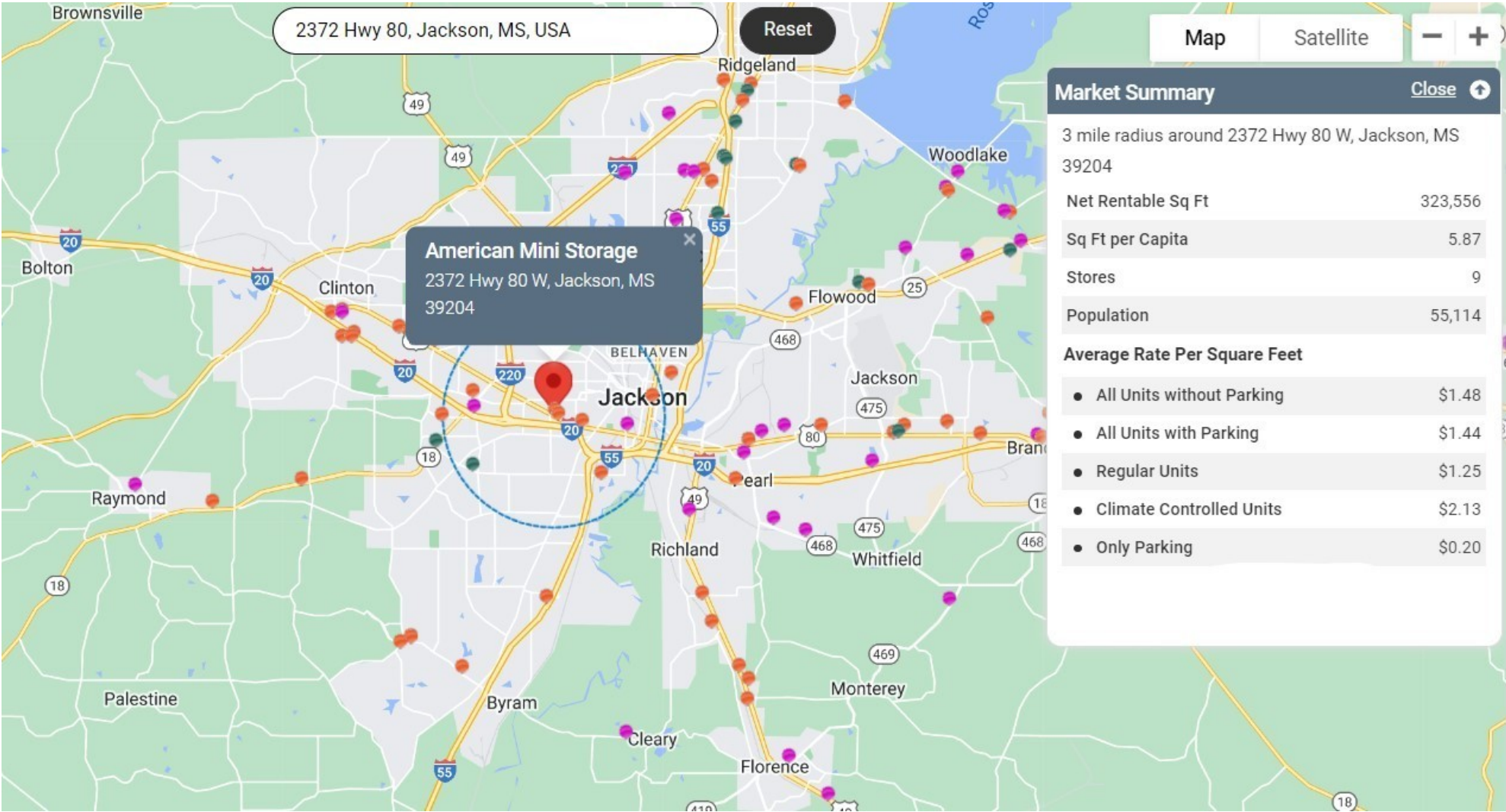
RETAILER MAP



REGIONAL MAP



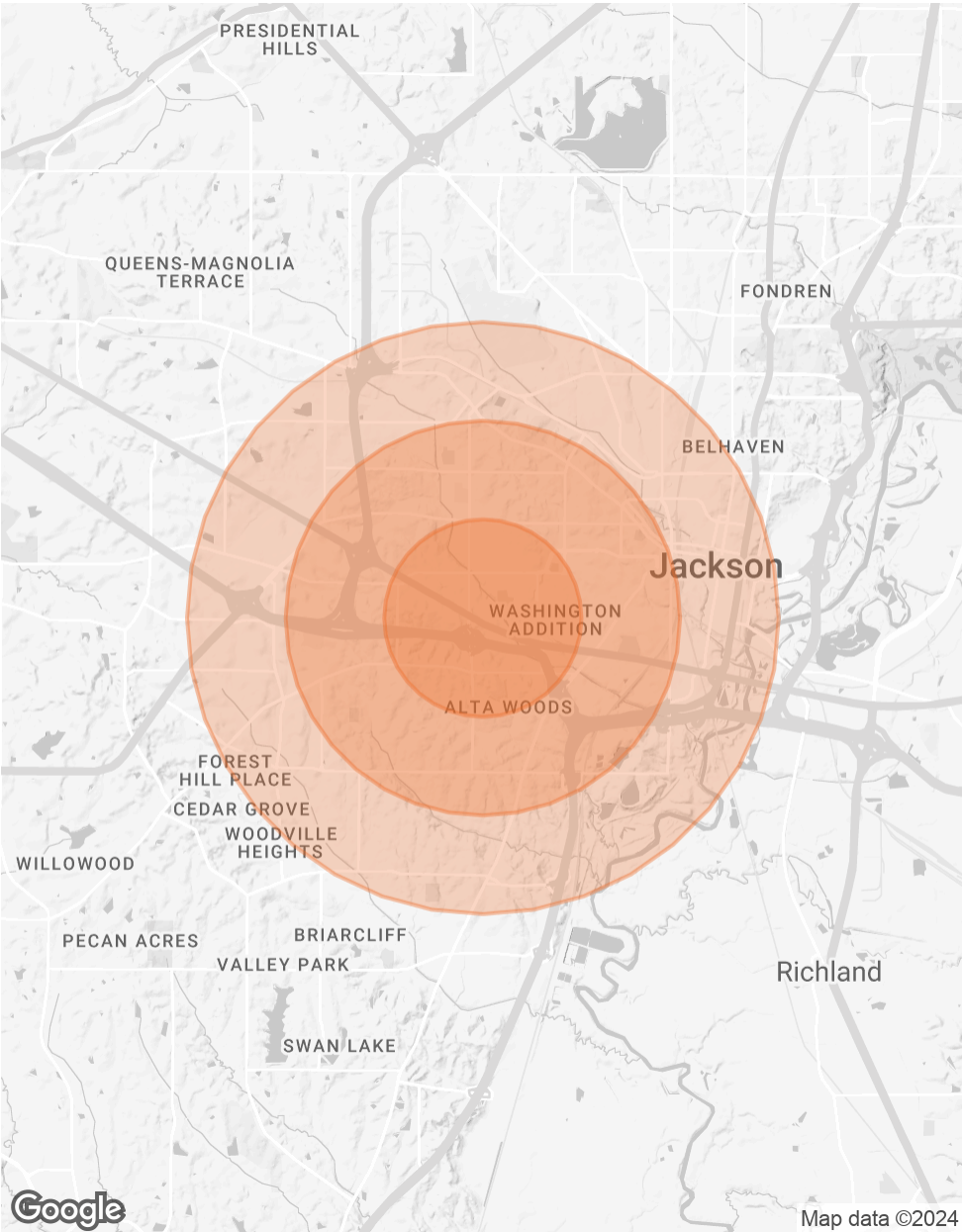
MARKET SNAPSHOT



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	6,589	30,279	55,505
AVERAGE AGE	34.8	31.0	31.4
AVERAGE AGE (MALE)	35.3	30.6	30.5
AVERAGE AGE (FEMALE)	34.7	32.7	33.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,076	13,530	25,548
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$32,942	\$30,123	\$32,285
AVERAGE HOUSE VALUE	\$68,971	\$59,239	\$57,159

* Demographic data derived from 2020 ACS - US Census



OCCUPANCY ANALYSIS

Size	Total Units	Total SF	Avg Rate	Avg Rate SQ FT	Rent Per Month at Avg Rent	Std Rate / SQ FT	Gross Possible at Std Rate per SF	Occupied Units	SF Occupied	Occupied Revenue at Current Rates	Market Rates	Gross Possible at Market Rates
12 x 30 Parking	15	5,400	\$75.40	\$0.21	\$1,131.00	\$0.21	\$1,110.00	5	1,080	\$370.00	\$100.00	\$1,500.00
5 x 5	26	650	\$46.29	\$1.85	\$1,203.54	\$1.96	\$1,274.00	21	525	\$1,029.00	\$64.00	\$1,664.00
5 x 10	88	4,400	\$65.93	\$1.32	\$5,801.84	\$1.38	\$6,072.00	56	2,800	\$3,864.00	\$75.00	\$6,600.00
5 x 15	9	675	\$80.43	\$1.07	\$723.87	\$1.12	\$756.00	7	525	\$588.00	\$90.00	\$810.00
10 x 10	70	7,000	\$86.73	\$0.87	\$6,071.10	\$0.94	\$6,580.00	44	4,400	\$4,230.00	\$110.00	\$7,700.00
10 x 15	52	7,800	\$110.41	\$0.74	\$5,741.32	\$0.86	\$6,708.00	41	6,150	\$5,289.00	\$117.00	\$6,084.00
10 x 20	64	12,800	\$141.19	\$0.71	\$9,036.16	\$0.75	\$9,536.00	42	8,400	\$6,258.00	\$170.00	\$10,880.00
10 x 30	32	9,600	\$154.83	\$0.52	\$4,954.56	\$0.56	\$5,408.00	23	6,900	\$3,887.00	\$190.00	\$6,080.00
Apartment	1	900	\$0									
	357	49,225			\$34,663.39		\$37,444.00	239	30,780	\$25,515.00		\$41,318.00
		GROSS MONTHLY AMOUNTS:	69% OCCUPIED		\$25,515.00		ANNUALLY		\$306,180.00			
			90% OCCUPIED		\$33,699.60		ANNUALLY		\$404,395.20			
			90% @ MKT RATES		\$37,186.20		ANNUALLY		\$446,234.40			

PRO-FORMA AND 5 YEAR FORECAST (BEST MONTHS ARE ABOUT \$25,000 GROSS INCOME)

AMERICAN MINI STORAGE - JACKSON, MS							
	Current Income & Expenses	Complete the Lease Up (90%)	Add 15,000 SF @ \$8.20 /SF Rent	Complete Lease Up (90%)	5% Rent Increase		
Total SF	48,325	48,325	63,325	63,325	63,325		
Occupancy	62%	90%	80%	90%	90%		
	YR 1	YR2	YR3	YR4	YR5	%	
Gross Potential Income	\$ 301,944	\$ 404,400	\$ 415,412	\$ 467,339	\$ 490,705		
Other Income		\$8,088	\$8,308	\$9,347	\$9,814	2%	
Gross 1	\$301,944	\$412,488	\$423,720	\$476,685	\$500,520		
Less: Discounts/Write Offs		(\$ 12,375)	(\$ 12,712)	(\$ 14,301)	(\$ 15,016)	3%	
GROSS INCOME	\$ 301,944	\$ 400,113	\$ 411,009	\$ 462,385	\$ 485,504		
EXPENSES	From P&L						
Advertising & Promotion		\$8,459	\$8,690	\$9,776	\$10,265	2.11%	
Insurance		\$6,563	\$6,742	\$7,585	\$7,964	1.64%	
Management		\$22,918	\$23,542	\$26,485	\$27,809	5.73%	Industry average expense percentages are being used for years 2 through 5
Miscellaneous & Other		\$6,095	\$6,261	\$7,044	\$7,396	1.52%	
Office and Administrative		\$13,127	\$13,484	\$15,170	\$15,928	3.28%	
Payroll & Burden		\$32,971	\$33,869	\$38,103	\$40,008	8.24%	
Real Estate Taxes		\$27,000	\$27,259	\$30,667	\$32,200	6.63%	
Repairs & Maintenance		\$6,673	\$6,855	\$7,712	\$8,097	1.67%	
Utilities		\$15,471	\$15,892	\$17,879	\$18,773	3.87%	
Total Expenses	\$ 116,947	\$ 139,278	\$ 142,595	\$ 160,419	\$ 168,440	35%	
Net Income	\$ 184,997	\$ 260,835	\$ 268,414	\$ 301,966	\$ 317,064		



KRISTEN ASMAN

Vice President & Broker of Brokerage Services

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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 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

MEMBERSHIPS

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National Self Storage Association

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KATELEIGH CALLOWAY

Associate Advisor

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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 an FAA-certified student pilot and drone pilot. She utilizes these achievements in order to own and operate her CRE drone photography and videography business, Calloway Commercial.

EDUCATION

Auburn University
Bachelor of Science, Marketing & Finance

MEMBERSHIPS

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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

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