OFFERING MEMORANDUM

Simple Storage Lafayette, LA MSA

2209 RICHARD STREET

Abbeville, LA 70510

PRESENTED BY:

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SVN WILSON COMMERCIAL GROUP, LLC

SVN COMMERCIAL ADVISORY GROUP

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SVN WILSON COMMERCIAL GROUP, LLC

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DISCLAIMER

The material contained in this Offering Memorandum 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Offering Memorandum 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 Offering Memorandum, 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 Offering Memorandum 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 Offering Memorandum 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

SVN WILSON COMMERCIAL GROUP, LLC

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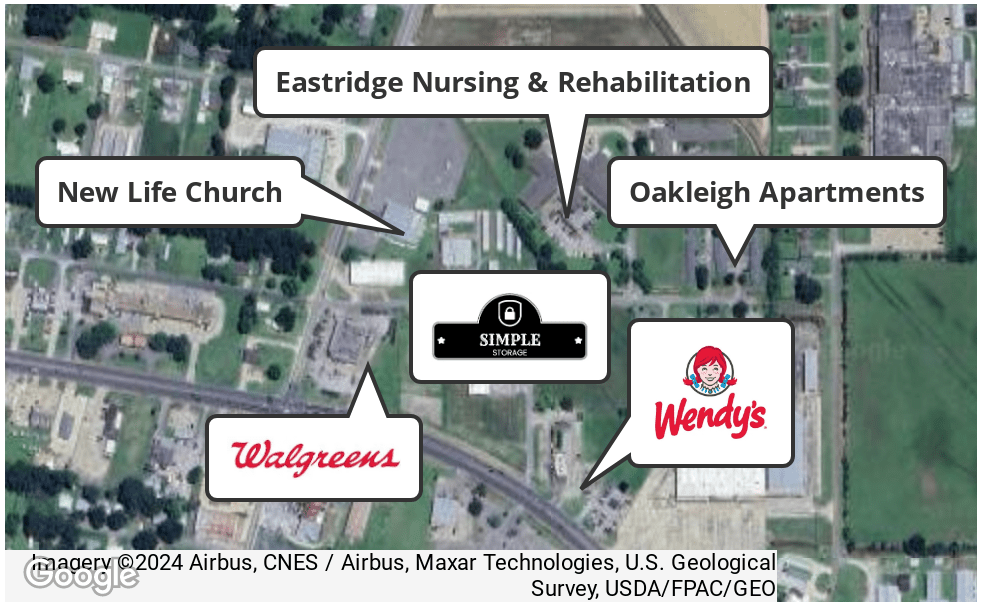


OFFERING SUMMARY

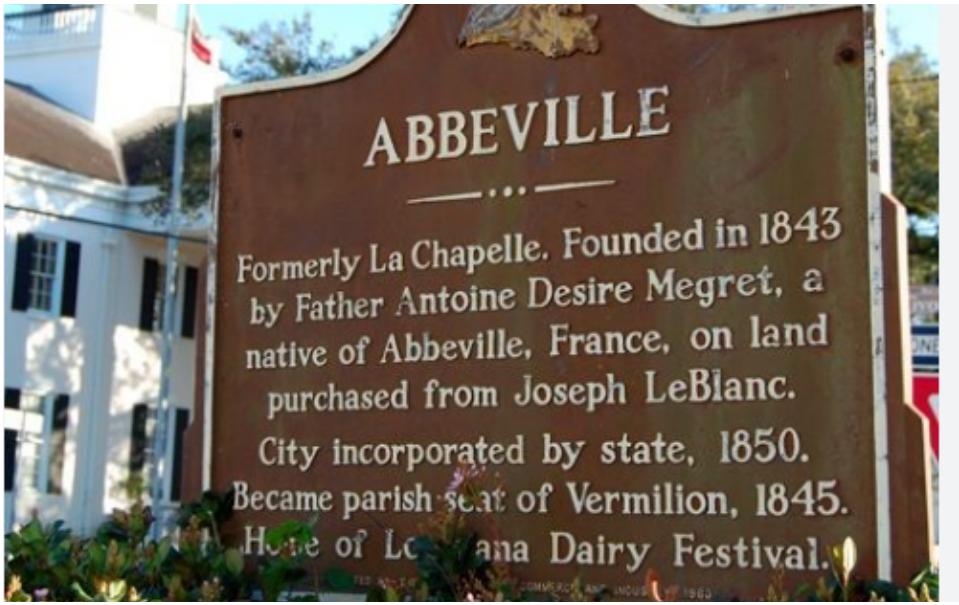
SALE PRICE:	$625,000
BUILDING SIZE:	22,420 SF
LOT SIZE:	1.68 Acres
PRICE / SF:	$27.88
UNITS:	114 units
VIDEO:	View Here
CURRENT NOI:	$40,941
PRO-FORMA NOI:	$90,126

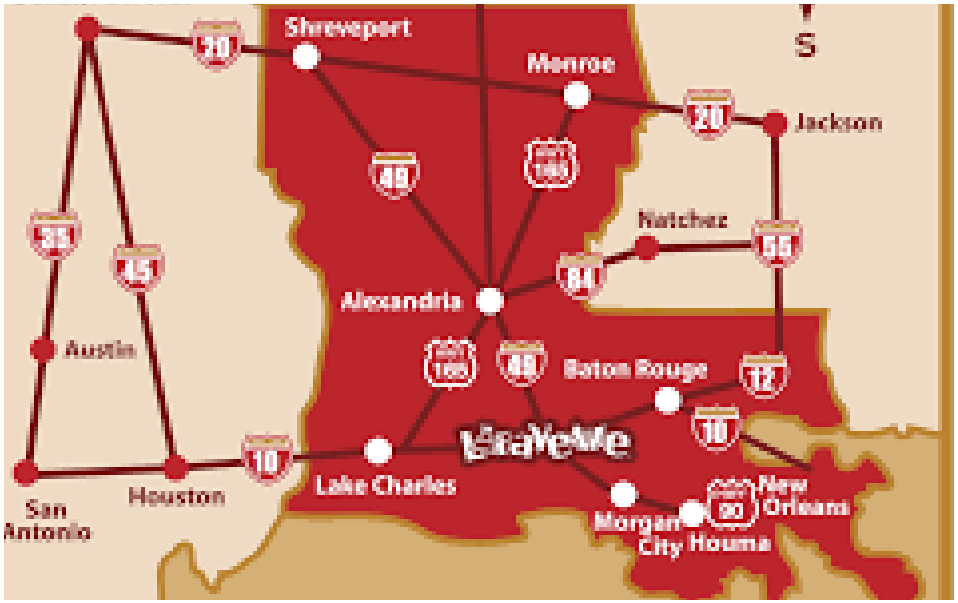
PROPERTY OVERVIEW

PERMITS IN PLACE FOR EXPANSION at a prime retail location! SVN and SelfStorageSales.com are pleased to offer for sale Simple Storage Abbeville. This is a value-add Self-Storage facility featuring 12,400 NRSF of non-climate storage, a 1,500 SF apartment and a climate-control conversion opportunity (**8,200sqft empty warehouse with approved plans and building permits!**) The conversion presents significant upside to the next owner, or the warehouse could just be leased out. The property is being offered at a low $/SF basis to account for some simple needed improvements like gravel. There is a low supply rate of 6.7 SF/Capita for Self-Storage within a 5-Mile radius. **Primate retail location** between Walgreens, Eastridge Nursing Home, and Oakleigh Apartments for a built in tenant base!

PROPERTY HIGHLIGHTS

- Fenced and Gated
- Located just off Veterans Memorial Drive with 17,000 cars/day
- **15,000 people in a 3 mile radius**





LOCATION DESCRIPTION

The Lafayette MSA is the fast growing area in Louisiana with almost 500,000 people. The city of Lafayette, LA is located in the center is located at the intersection of Interstate 10 and Interstate 49 between New Orleans and Houston and **only 35 miles north of the Gulf of Mexico.**

Abbeville is growing and has approximately 12,000 people. Abbeville is the county seat of Vermillion Parish and is located just 150 miles west of New Orleans and 60 miles southwest of Baton Rouge and just an hour and a half north or Panama City, FL.

Henry County and Abbeville are home to many successful companies like Rushing Enterprises, American Machine, and TriDelta Systems. Abbeville is an agricultural trade and processing center for rice, sugarcane, dairy products, locally sold corn, cotton, and seafood, in particular crawfish, alligator, and crab. The oil and natural gas fields off the coast in the Gulf of Mexico are serviced by companies throughout the region including Abbeville. Chemical products and consumer goods are manufactured locally. A related tourist attraction is a large open-kettle sugarcane syrup mill.

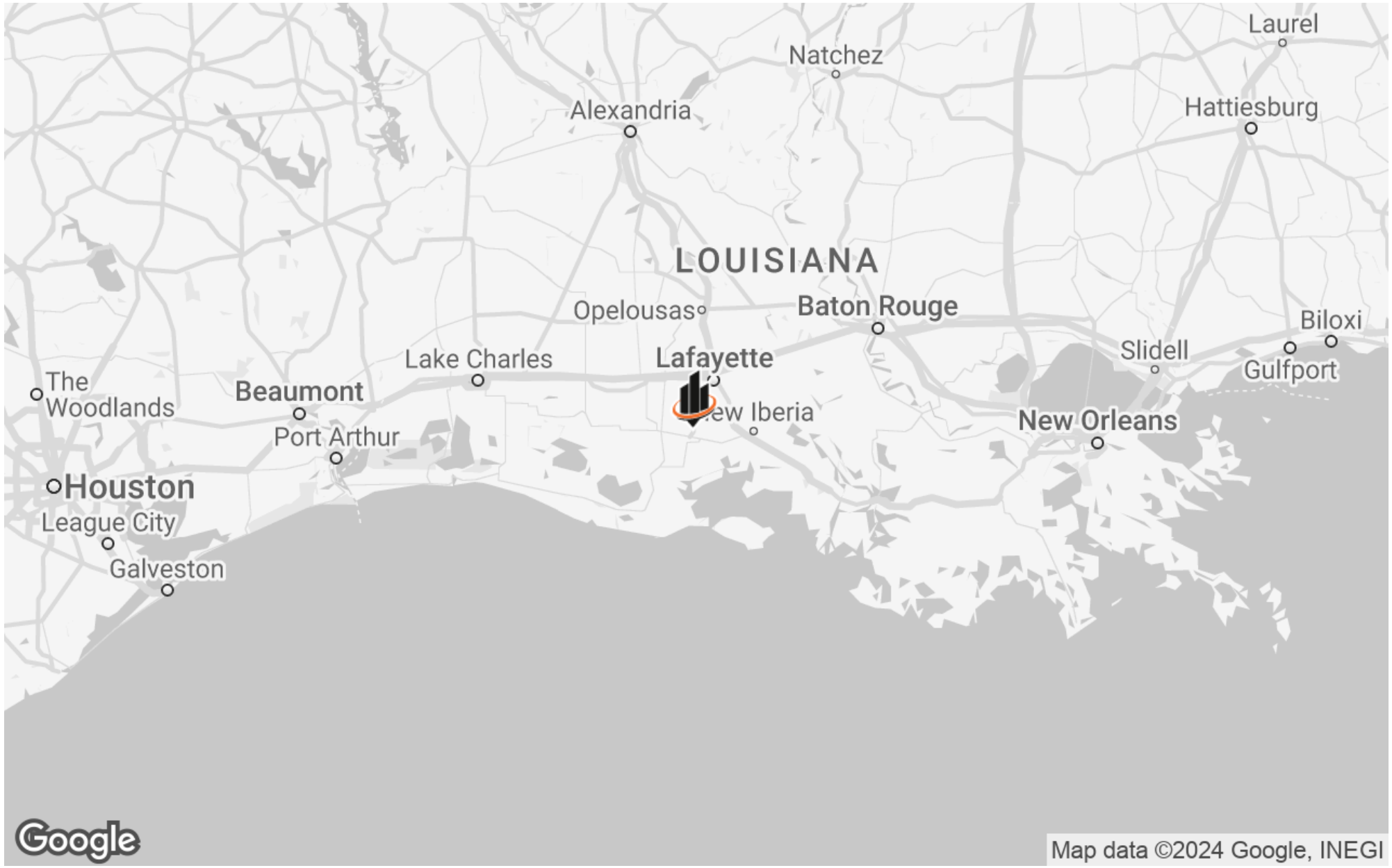
Abbeville remains a destination for oyster lovers who satisfy their cravings at a cluster of modern mollusk emporiums. The city's French heritage runs deeper still, beginning with its founder, the Catholic missionary Père Antoine Désiré Mégret, who in 1843 named Abbeville for his hometown in France.

There are no major storage competitors located in the growing area of Abbeville but mostly all small operators.

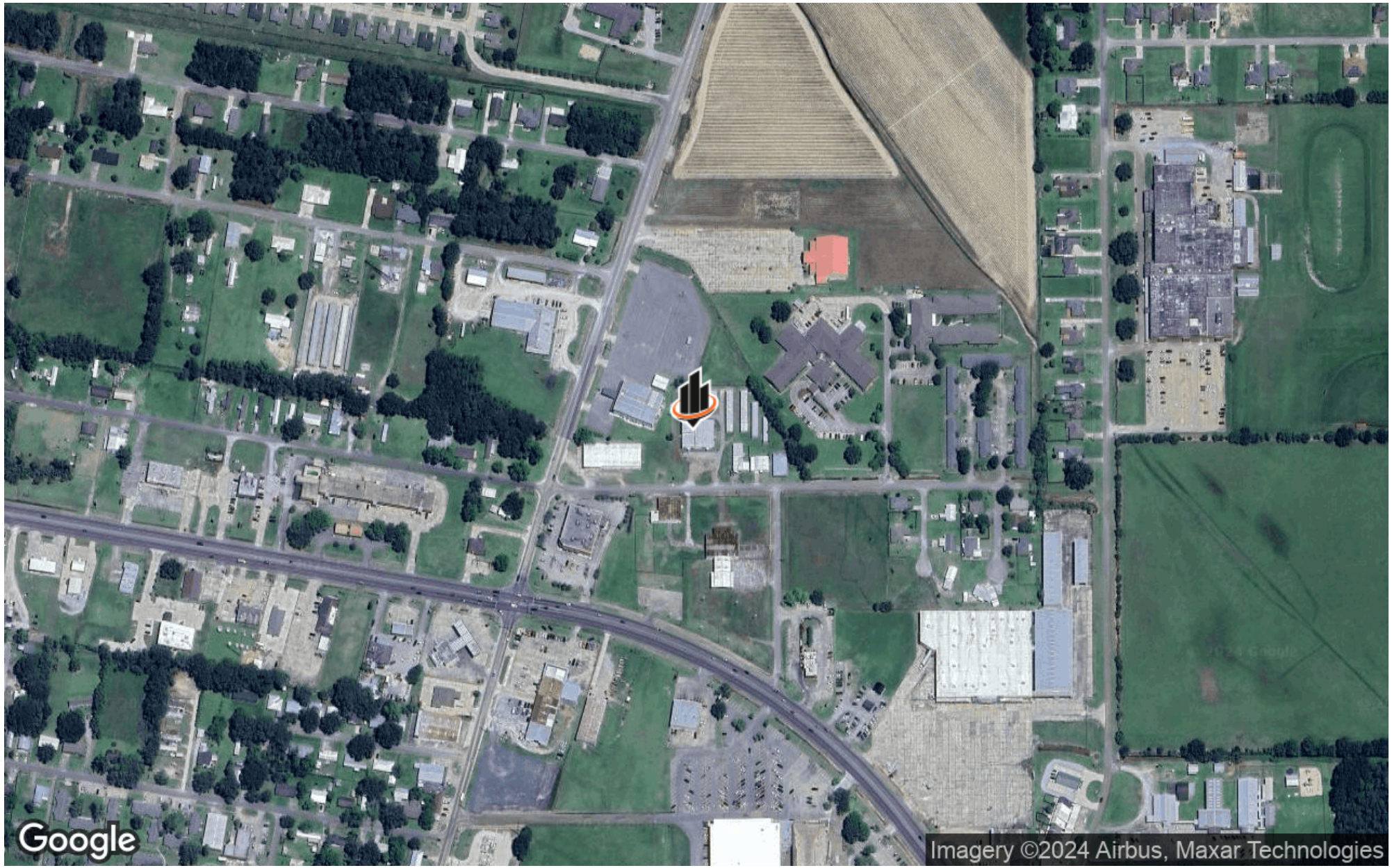
ADDITIONAL PHOTOS

RETAILER MAP

LOCATION MAP



AERIAL MAP



SECTION 2

Financial Analysis

SVN WILSON COMMERCIAL GROUP, LLC

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Management Summary Report

Management Summary Report for 10/30/2023

Payments

	Day October 30	Week October 29 - November 4	Month October 2023	Year Jan - Oct 2023
ACH	$0.00	$0.00	$423.00	$4,157.00
Credit Card	$0.00	$0.00	$1,444.22	$19,181.76
One-time ACH	$0.00	$0.00	$117.00	$1,104.94
One-time Credit Card	$0.00	$0.00	$3,180.00	$19,342.04
Total	$0.00	$0.00	$5,164.22	$43,785.74

Activity

	Day October 30	Week October 29 - November 4	Month October 2023	Year Jan - Oct 2023
Move Ins	0	0	2	92
Move Outs	0	0	1	81

Sales

	Day October 30	Week October 29 - November 4	Month October 2023	Year Jan - Oct 2023
Auction Winner Deposit	$0.00	$0.00	$0.00	$100.00
Auction Winner Fee	$0.00	$0.00	$0.00	$486.00
Late Fee	$0.00	$0.00	$248.00	$1,762.00
Lien Fee	$0.00	$0.00	$110.00	$1,704.00
Prorated Rent	$0.00	$0.00	$0.00	$39.77
Prorated Tenant Protection Fee	$0.00	$0.00	$2.71	$226.45
Rent	$0.00	$0.00	$4,158.51	$33,773.53
Setup Fee	$0.00	$0.00	$40.00	$980.00
Setup Fee.	$0.00	$0.00	$0.00	$20.00
Tenant Protection Fee	$0.00	$0.00	$546.00	$4,634.50
Unallocated	$0.00	$0.00	$59.00	$59.49
Total	$0.00	$0.00	$5,164.22	$43,785.74

Occupancy As of 10/30/2023 11:59PM

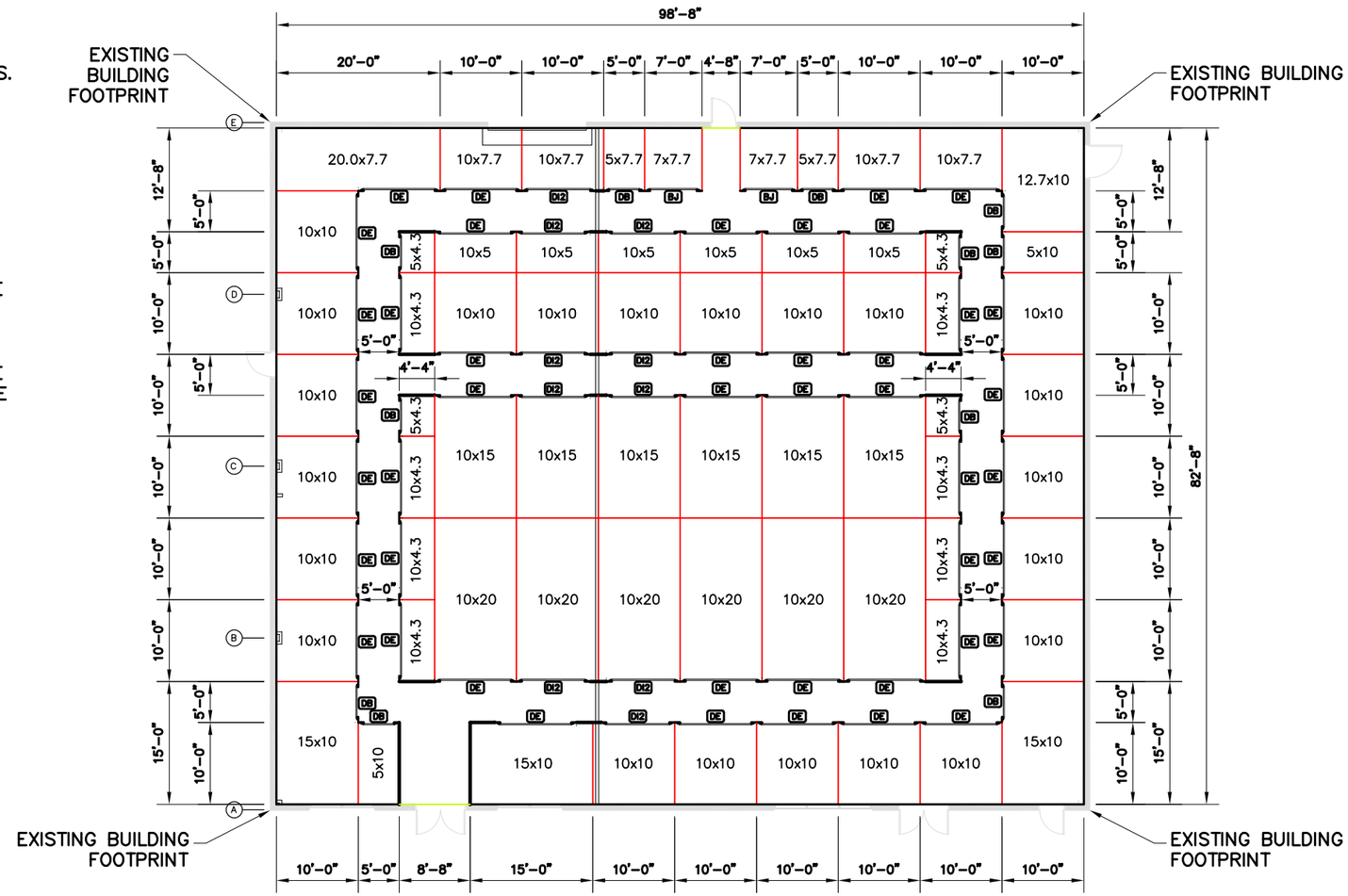
Occupancy	Units	Percentage
Available	25	21.9%
Unavailable	13	11.4%
Rented	76	66.7%
Total	114	100.0%

Self Storage of Abbeville				
	Current Income & Expenses Jan-July 2023	12 month Forecast Year End 2023	Add 6,353 NRSF Warehouse Conversion	
Total SF	**13,900**	**13,900**	**20,200**	
Occupancy	64%		90%	
	YR 1	**YR 1**	**YR2**	%
Gross Potential Income	$ 33,838	$ 58,008	$ 151,189	
Other Income	$13,217	$13,217	$0	
Gross 1	$47,055	$71,225	$151,189	
Less: Discounts/Write Offs			$ 0	
GROSS INCOME	$ 47,055	$ 71,225	$ 151,189	
EXPENSES	**From P&L**			
Advertising & Promotion	$1,294	$2,217	$2,217	
Insurance	$5,089	$5,089	$23,000	
Legal & Professional	$0	$0	$2,500	
Call Center/Management Software	$2,415	$4,140	$6,500	
Tenant Protection Fees	$1,271	$2,179	$3,000	
Real Estate Taxes	$4,379	$4,379	$8,000	
Repairs & Maintenance &Labor	$7,163	$12,279	$10,000	
Utilities & Others	$0	$0	$5,846	3.87%
Total Expenses	$ 21,611	$ 30,284	$ 61,063	40%
Net Income	$ 25,444	$ 40,941	$ 90,126	

Size	# Units	# Occ	sq ft / unit	sq ft total	Occ sq ft	Asking Rents	Gross Possible at Asking Rents	Avg Actual Rents on Rent Roll	Gross Possible Avg Rent Roll	Current Rent Roll	Occ %	Area Occ	Econ Occ %
5 x 10	20	15	50	1,000	750	$30.00	$600.00	$28.62	$572.40	$429.30	75.00%	75.00%	71.67%
10 x 10	62	36	100	6,200	3,600.00	$55.00	$3,410.00	$48.89	$3,031.18	$1,760.04	58.06%	58.06%	51.61%
8 x 10 x 8	5	3	80	400	240	$35.00	$175.00	$23.33	$116.65	$69.99	60.00%	60.00%	40.00%
10 x 15 x 8	20	13	150	3,000	1,950.00	$80.00	$1,600.00	$67.69	$1,353.80	$879.97	65.00%	65.00%	55.00%
15 x 20 x 8	6	3	300	1,800	900	$115.00	$690.00	$115.00	$690.00	$345.00	50.00%	50.00%	50.00%
Apartment	1	1	1500	1,500	1,500.00	$900.00	$900.00	$700.00	$700.00	$700.00	100.00%	100.00%	77.78%
	114	71		13,900	8940		$7,375.00		$6,464.03	$4,184.30			
Plus Warehouse				8,000		x 12 Months	$88,500.00		$77,568.36	$50,211.60			
				21,900		Less: 35% Expenses	$30,975.00						
						Projected Net Income	$57,525.00						

NOTES:

1. UNIT CORRIDOR HALLWAY TO BE 12" WIDE FLUSH PANEL.
2. LINER PANEL AT EXISTING WALLS INSIDE OF UNITS AND ALONG CORRIDOR AT CORRIDOR HEIGHT.
3. OPTIONAL WIRE MESH LOCATED HORIZONTALLY ABOVE UNITS.
4. OPTIONAL 3"x3"x4'–0" HIGH DIAMOND PLATE CORNER GUARDS AT UNIT CORNERS.
5. OPTIONAL 12" HIGH DIAMOND PLATE KICK PLATES AT UNIT CORRIDORS.
6. ALL SWING DOORS BY OTHERS.
7. ALL EXTERIOR/ACCESS DOORS BY OTHERS.
8. DOOR AND UNIT SIZES MAY VARY DUE TO FINAL LOCATION OF EXISTING WALLS AND/OR STRUCTURAL SUPPORT COLUMNS.
9. ALL EXISTING EXTERIOR/ACCESS DOORS, ESPECIALLY THOSE LOCATED INSIDE OF STORAGE UNITS, TO BE CLOSED/BLOCKED OUT AND NEW DOOR ENTRIES CREATED AS NEEDED AND WHERE NEEDED BY OTHERS.
10. THIS LAYOUT AND CURRENT PROPOSAL, DOES NOT INCLUDE ANY ADDITIONAL ITEMS OR MATERIALS TO INSTALL STORAGE UNITS AROUND THE CURRENT N/S WALL, THAT IS LOCATED APPROXIMATELY 39' IN FROM THE EAST WALL, OR TO PROVIDE ANY STRUCTURAL SUPPORT IN PLACE OF THIS WALL.



UNIT MIX

UNIT SIZE	# UNITS	%	SQ. FEET
5 x 10	2	3.0	100.0
5 x 4.3	4	6.0	86.0
5 x 7.7	2	3.0	77.0
7 x 7.7	2	3.0	107.8
10 x 5	6	9.0	300.0
10 x 10	22	32.8	2200.0
10 x 15	6	9.0	900.0
10 x 20	6	9.0	1200.0
10 x 4.3	8	11.9	344.0
10 x 7.7	4	6.0	308.0
12.7 x 10	1	1.5	127.0
15 x 10	3	4.5	450.0
20 x 7.7	1	1.5	154.0
TOTAL	67	100.0	6353.8

8'–6" HIGH CORRIDOR SELF–STANDING SINGLE STORY PARTITION SYSTEM WITH 7'–0" HIGH DOORS

DOOR SCHEDULE

QTY	CODE	TYPE	SIZE	ROUGH OPENING (REF.)	MANUF.	DESCRIPTION	COLOR
2	BJ	ROLL–UP	5'–8" x 7'–0"	5'–8" x 7'–0"	TRAC–RITE/eq.	ROLL–UP DOOR	COLORED ..
11	DB	ROLL–UP	3'–8" x 7'–0"	3'–8" x 7'–0"	TRAC–RITE/eq.	ROLL–UP DOOR	COLORED ..
44	DE	ROLL–UP	8'–8" x 7'–0"	8'–8" x 7'–0"	TRAC–RITE/eq.	ROLL–UP DOOR	COLORED ..
10	DI2	ROLL–UP	7'–8" x 7'–0"	7'–8" x 7'–0"	TRAC–RITE/eq.	ROLL–UP DOOR	COLORED ..

ROLL–UP DOORS MEET ASTM E330

DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES
18" MIN DEPTH CLEARANCE NEEDED FOR ROLL–UP DOOR NEST

"NOTICE"

NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACHTE BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

____ APPROVED – RELEASE FOR FABRICATION

____ APPROVED AS NOTED – RELEASE FOR FABRICATION

____ NOT APPROVED – REVISE AND RESUBMIT

NAME _____

COMPANY _____

DATE ____/____/____

** THE ABOVE LAYOUT MAY NOT REFLECT THE IMPLICATIONS OF SECTION 903.2.9 OF THE 2012 OR 2015 IBC, WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2,500 SQFT OR MAY REQUIRE SPRINKLING OF THE BUILDING.

*** TRACHTE RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE. IF A CUSTOMER CHOOSES TO NOT CONFORM TRACHTE WILL NOT BE HELD ACCOUNTABLE.

NOTICE:

THE SPECIFIC PROJECT INFORMATION PROVIDED TO TRACHTE BUILDING SYSTEMS, INC. WAS USED IN THE DEVELOPMENT OF THE ENGINEERING DRAWINGS, DETAILS, MATERIALS LIST AND PRICING. ANY DISCREPANCIES BETWEEN THIS INFORMATION AND THE ACTUAL JOB CONDITIONS WILL AFFECT THE ACCURACY OF THIS WORK. TRACHTE IS NOT RESPONSIBLE FOR ANY ADDITIONAL MATERIALS OR ANY LAYOUT PROBLEMS CAUSED BY INACCURATE SITE INFORMATION.

PLEASE RECHECK THIS INFORMATION CAREFULLY!

THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE EXISTING BUILDING CAN ADEQUATELY CARRY ANY/ALL LOADS IMPOSED BY THE ADDITION OF THIS PARTITION SYSTEM AND/OR THE CHANGE IN OCCUPANCY. THE LOADS INCLUDE BOTH GRAVITY AND LATERAL LOADS.

REVISION	by
10/17/22 UPDATED FROM SITE PLAN TO PROPOSAL DRAWING.	DJH
10/28/22 REVISED LAYOUT PER CUSTOMER REQUEST. UPDATED FROM PROPOSAL DRAWING TO CONTRACT DRAWING.	DJH

TRACHTE BUILDING SYSTEMS, Inc.

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TBS

Job Description: PROPOSED PARTITION SYSTEM for: James Gregg – Lee's Summit, MO

Sheet Title: FLOOR PLAN LAYOUT

Date: OCTOBER 07, 2022

Drawn by: DJH

Scale: 1/8" = 1'–0"

Plan No.: P57373

Order No.: XXXX

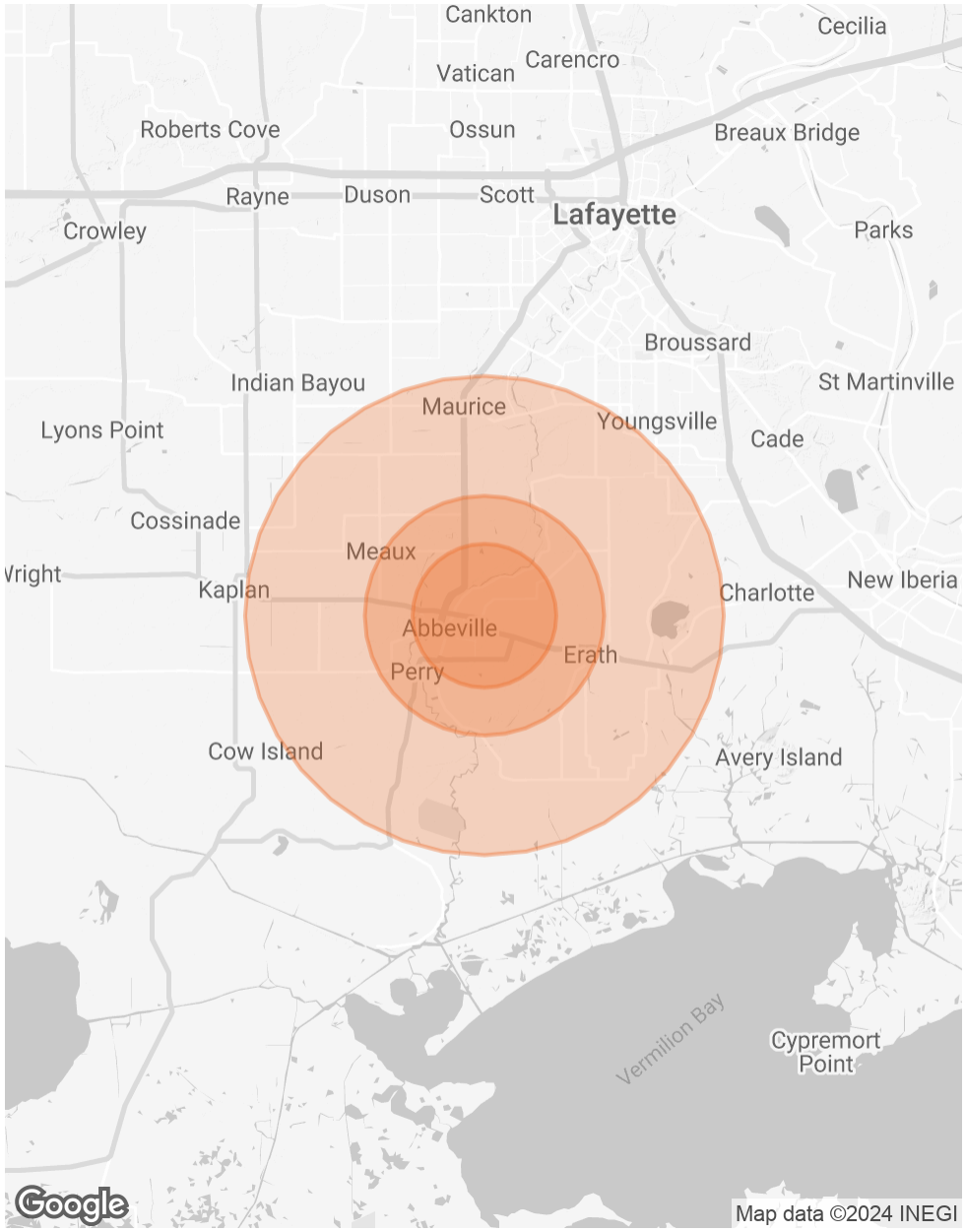
Sheet No.: A1.02

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	16,184	23,836	57,535
AVERAGE AGE	40.3	38.9	38.3
AVERAGE AGE (MALE)	36.5	35.9	36.4
AVERAGE AGE (FEMALE)	41.3	40.0	38.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,006	11,107	24,580
# OF PERSONS PER HH	2.0	2.1	2.3
AVERAGE HH INCOME	$46,906	$53,291	$64,709
AVERAGE HOUSE VALUE	$101,369	$119,739	$146,828

2020 American Community Survey (ACS)



ADVISOR BIO 1

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

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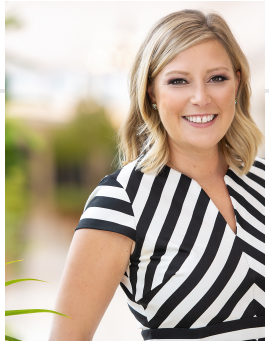
ADVISOR BIO 2



MARY K O'MALLEY, CCIM

Associate Advisor

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Direct: **947.387.1200** | Cell: **941.960.6342**

PROFESSIONAL BACKGROUND

Mary joined SVN Commercial Advisory Group in Sarasota in September 2020. Originally from the Maryland/DC area, Mary brings over 10 years of work experience in the marketing and sales fields while specializing in buying/selling of self storage facilities on the west coast Florida area. Mary previously was a part of a national self storage brokerage team that closed $5 billion plus of self storage transactions over a 10 year period. Mary has attended several national self storage conferences & is a member of the National Self Storage Association and Florida Self Storage Association.

Mary attended Lebanon Valley College in Annville, PA. where she earned a Bachelors of Science degree in Business Administration. Mary completed the Negotiation Programme through the London School of Economics where she learned important negotiating skills in order to better serve her clients. Most recently, Mary earned her CCIM designation in April 2023. Mary seeks to deliver the best real estate experience to her commercial clients and share her industry knowledge by becoming a resource for them as a thought leadership expert on self storage. In that regard, Mary is the Florida West Coast representative for the SVN National Self Storage team, an elite group of commercial real estate advisors within SVN specializing in the self storage sector.

EDUCATION

B.S. Business Administration, Lebanon Valley College
Negotiation Programme, London School of Economics

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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.

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