



Offering Memorandum



Live Oak Freedom Storage

13346 US HIGHWAY 90, LIVE OAK, FL 32060

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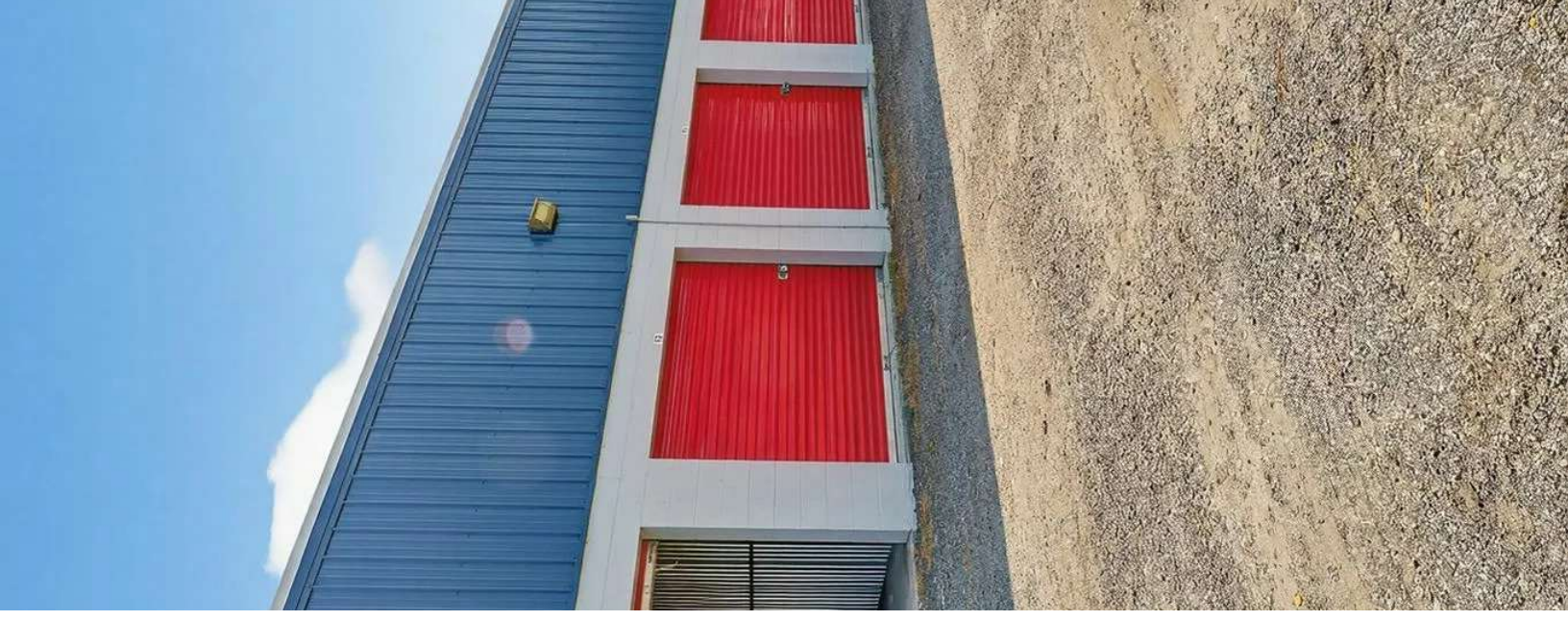
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Property Information

PROPERTY SUMMARY

LIVE OAK FREEDOM STORAGE

13346 US HIGHWAY 90
LIVE OAK, FL 32060

OFFERING SUMMARY

SALE PRICE:	\$1,200,000
BUILDING SIZE:	16,872 SF
NOI:	\$100,000
LOT SIZE:	1.88 Acres
PRICE / SF:	\$71.12
CAP RATE:	8.33%
UNITS:	111

PROPERTY SUMMARY

The Live Oak facility features 111 units totaling 16,074 square feet, including a warehouse on 1.88 acres. The property has also undergone extensive improvements with new roofs, paint, and lighting. The small warehouse provides flexible conversion potential or additional rentable space, further enhancing the investment's upside. Located on a corner lot 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. Over 90% occupancy!



PROPERTY HIGHLIGHTS

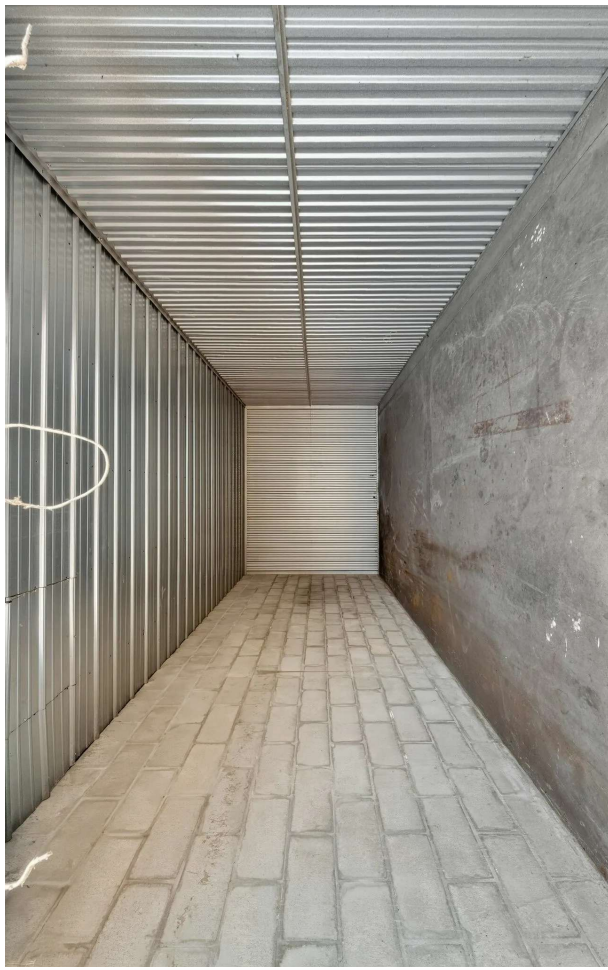
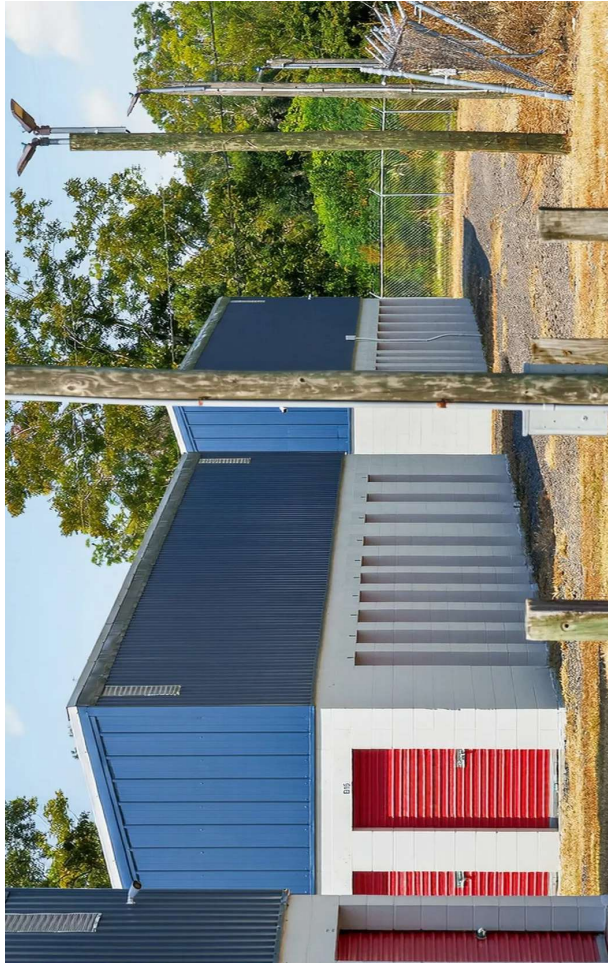
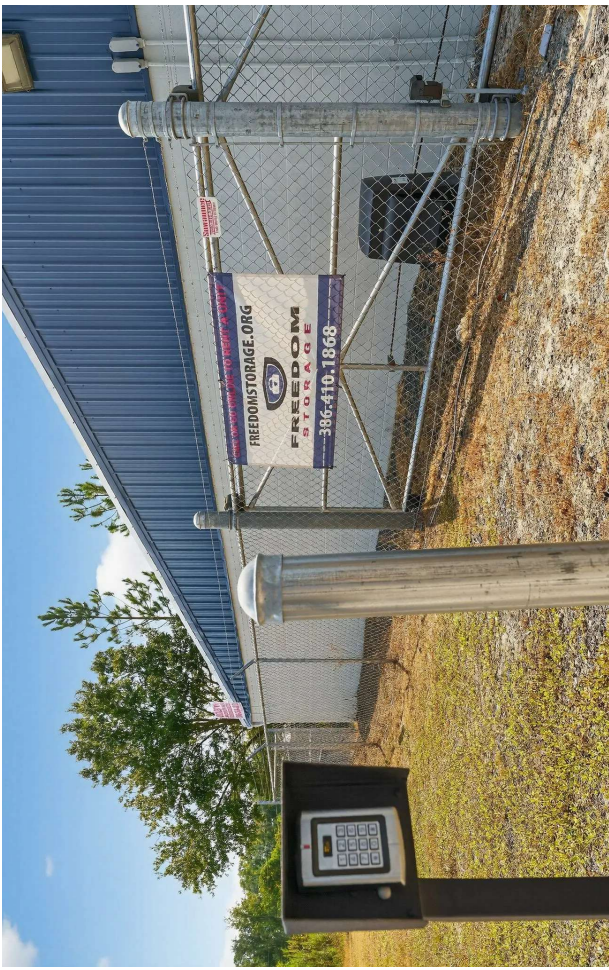
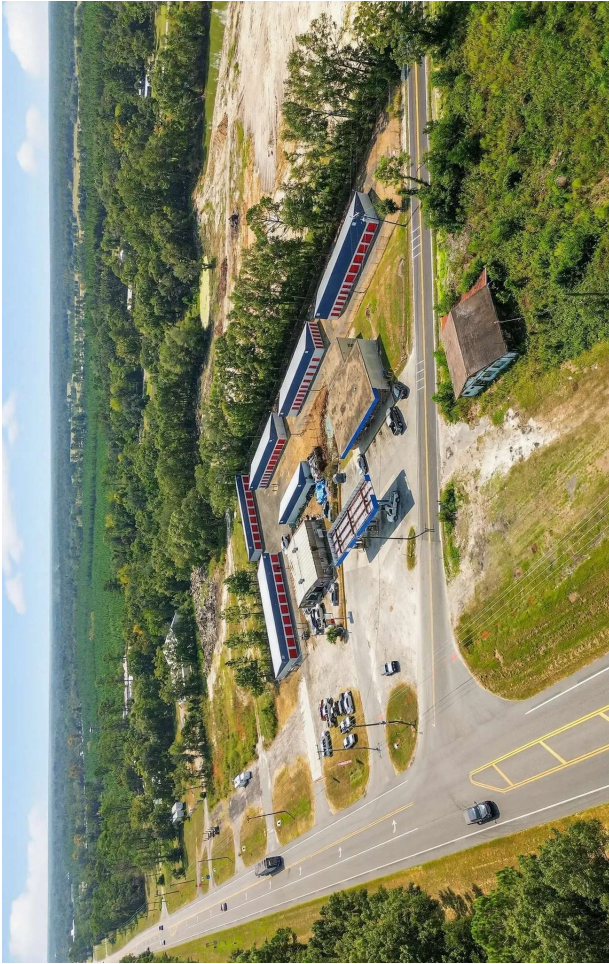
- Growing county area with over 40,000 people.
- Expansion Potential: Potential Small Warehouse Conversion
- High Traffic & Visibility on US 90 (~8,600 VPD)
- Retail Corner Location near Publix
- 90% Occupied!
- Only 1 Hour from Jacksonville and Gainesville

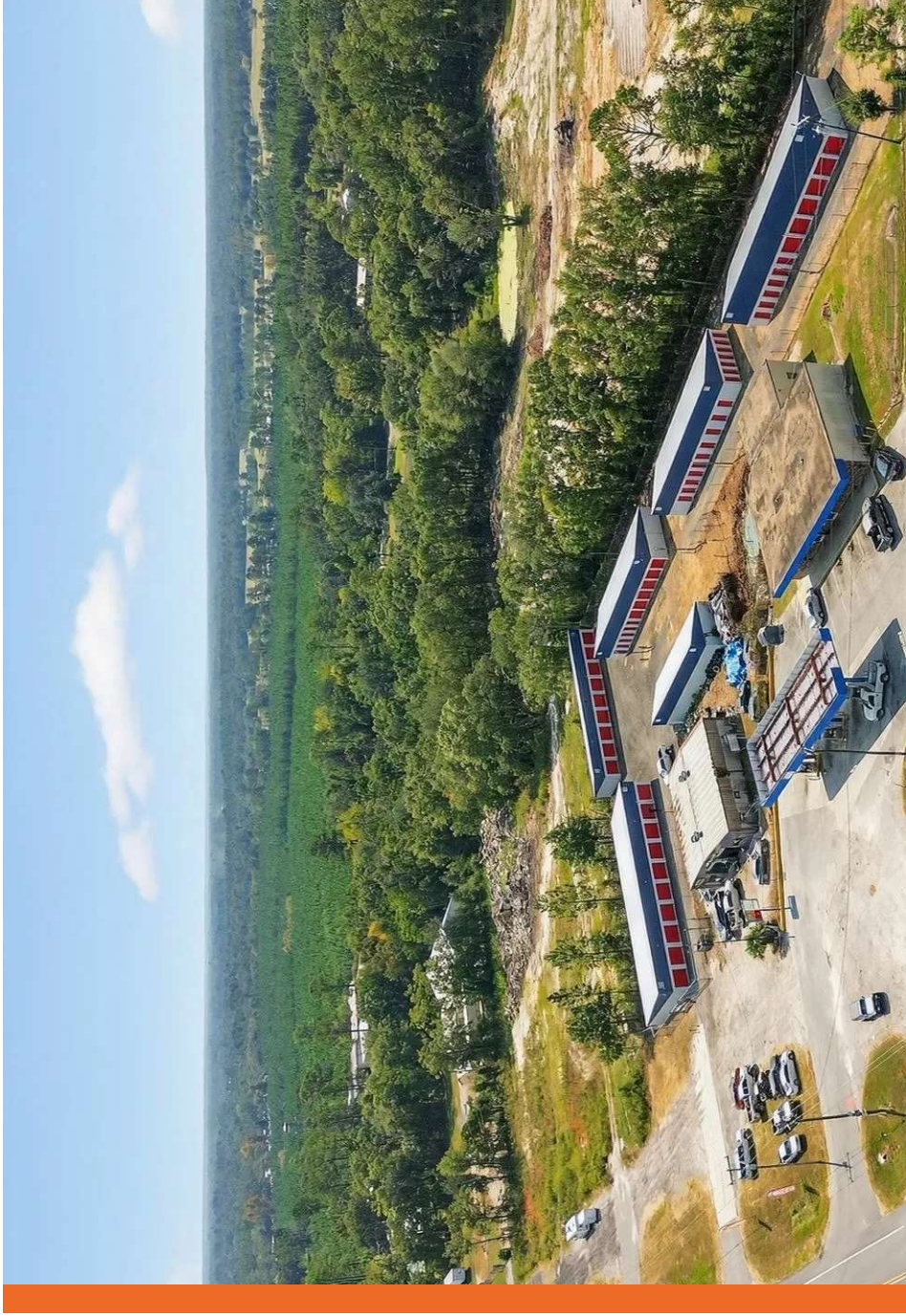


PARCEL OUTLINE



ADDITIONAL PHOTOS





Location Information



Live Oak Storage

YTD through May 31, 2026 and 12 Month Forecast

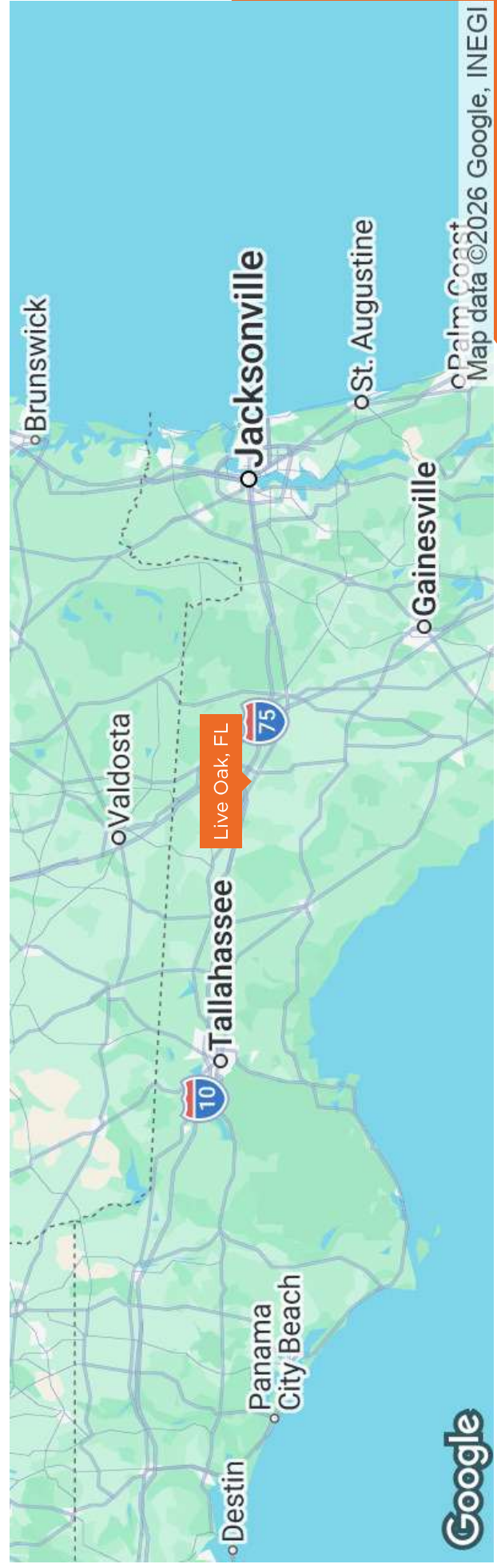
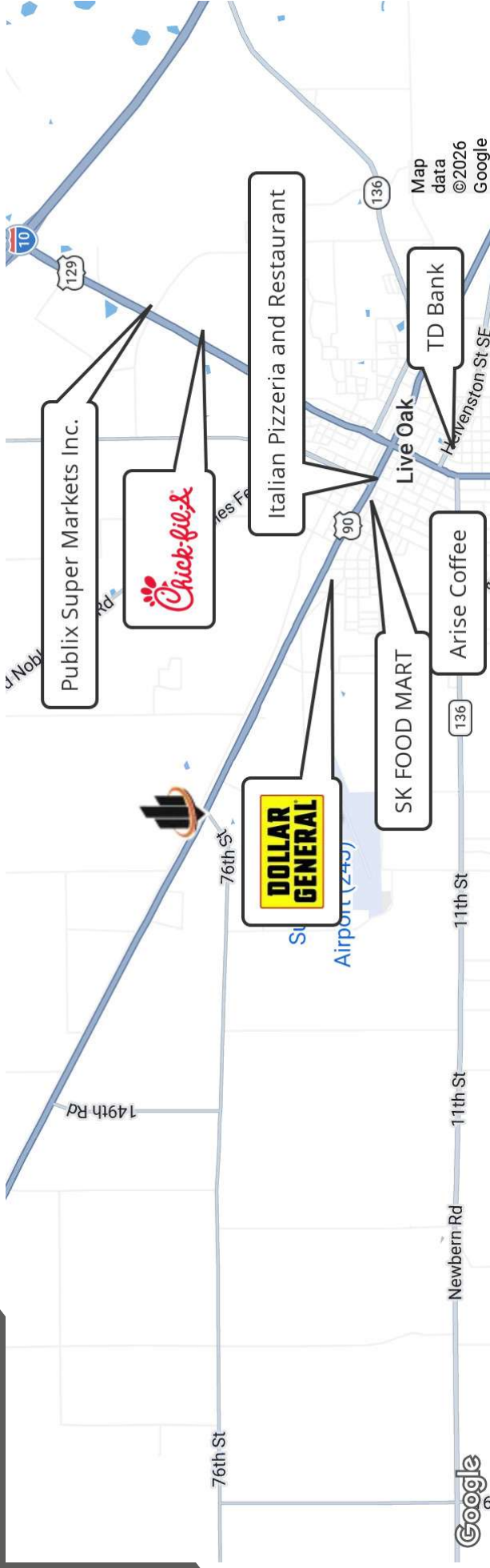
	Live Oak	Live Oak Forecast to 12 Months
Self Storage Rent	\$49,077.50	\$ 117,786.00
Large Storage Unit with Office	\$12,500.00	\$ 30,000.00
	<u>\$61,577.50</u>	<u>\$ 147,786.00</u>
Expenses		
Insurance	\$	10,318.42
Wind Insurance	\$	3,352.43
Property Taxes	\$	6,079.16
Advertising	\$ 252.45	\$ 605.88
BOTG	\$ 1,000.00	\$ 2,400.00
Yard Care	\$ -	\$ -
Cleaning & Maintenance Other	\$ 1,150.00	\$ 2,760.00
Call Center Monthly Service Fee	\$ 1,925.00	\$ 4,620.00
Management Monthly Fee	\$ 1,875.00	\$ 4,500.00
Repairs - Material	\$ 500.00	\$ 1,200.00
Electricity	\$ 537.00	\$ 1,288.80
Internet Service	\$ 369.00	\$ 885.60
Cloud Access Control (ESS)	\$ 292.96	\$ 703.10
Easy Storage Payments	\$ 59.80	\$ 143.52
ESS Call Center	\$ 375.00	\$ 900.00
Management Software	\$ 542.08	\$ 1,300.99
Tenant Protection Plans	\$ 1,510.49	\$ 3,625.18
Total Expense	<u>\$10,388.78</u>	<u>\$ 44,683.08</u>
Net Income	<u>\$51,188.72</u>	<u>\$ 103,102.92</u>

LIVE OAK - THE GATEWAY TO FLORIDA

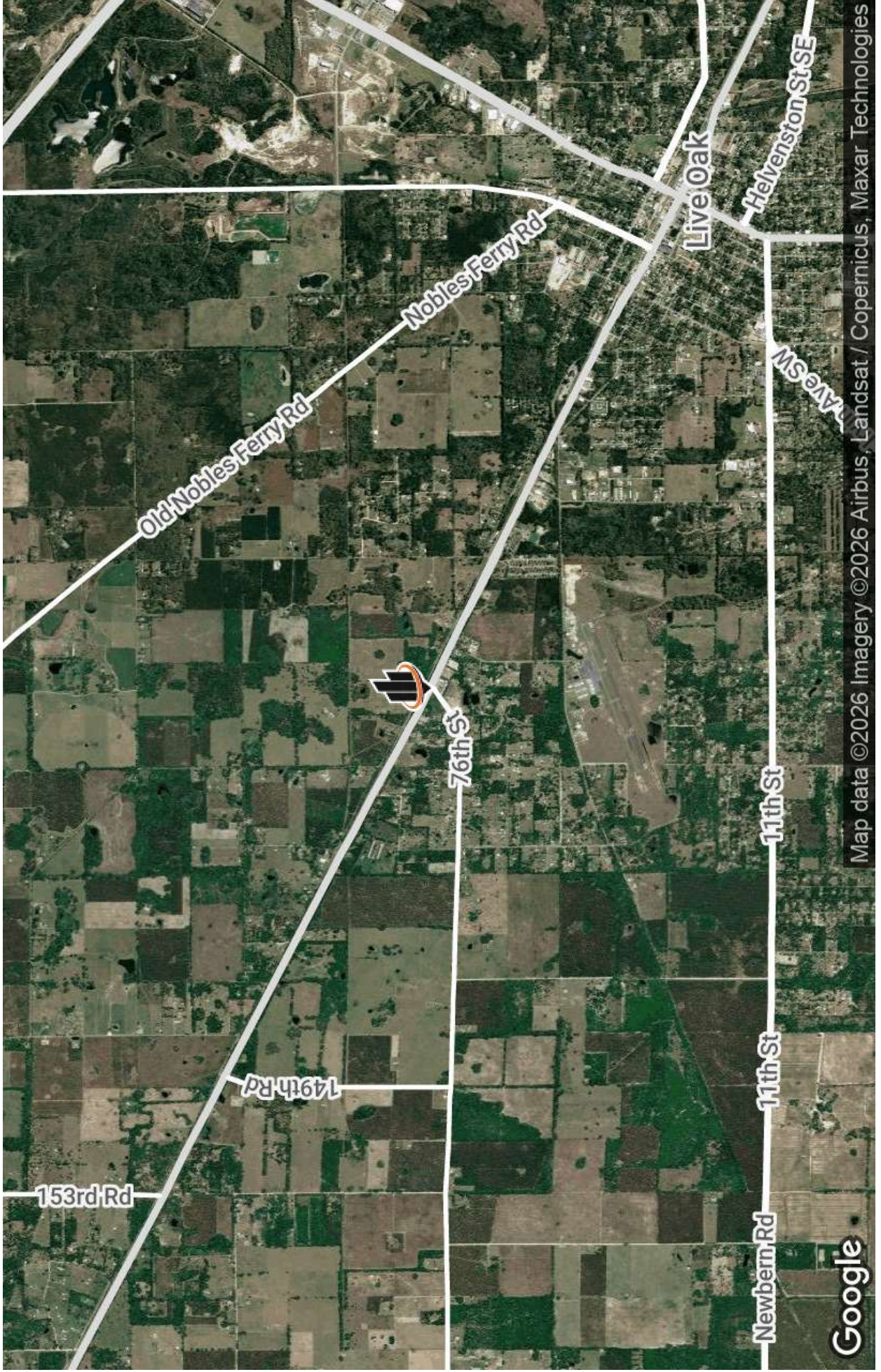


This Property is strategically located in Live Oak, Florida, a growing North Florida market with strong regional demand. Live Oak and the surrounding Columbia and Suwannee counties have a growing population of over 250,000. The area serves as a regional hub with major employers such as Anderson Columbia, Florida Gateway College, and HUB Industrial Supply. The city also supports robust retail activity 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. **Easily accessible via I-75** and only an hour to Jacksonville, Gainesville, and Tallahassee. Limited local competition positions the property for ongoing growth and value add opportunities. **This area is considered the Gateway to Florida!**

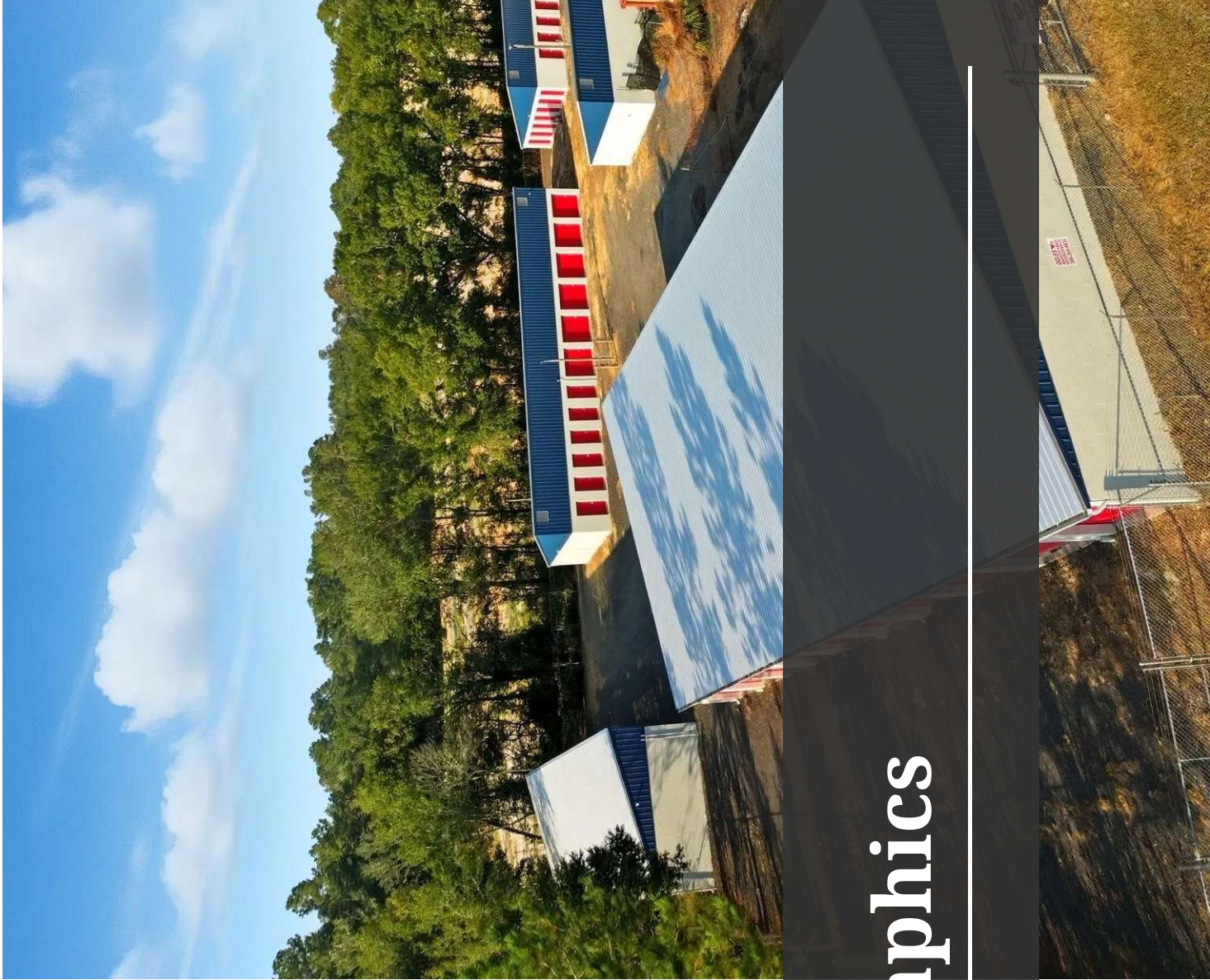
MAPS



AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



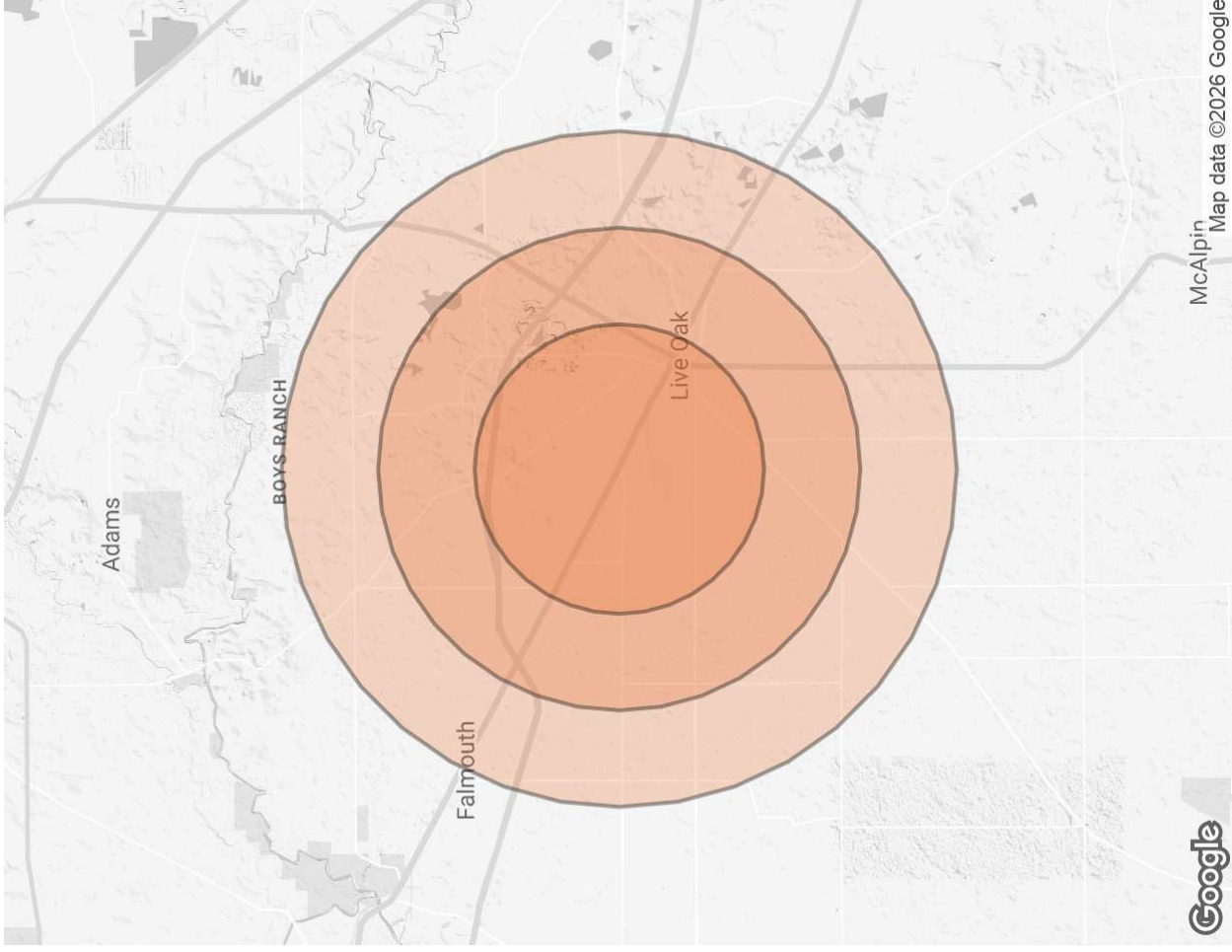
Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	6,799	11,542	16,121
AVERAGE AGE	37.4	39.5	42.4
AVERAGE AGE (MALE)	37.3	39.4	40.7
AVERAGE AGE (FEMALE)	38.0	40.2	43.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	2,255	3,953	5,662
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$65,964	\$67,493	\$67,292
AVERAGE HOUSE VALUE	\$129,655	\$139,750	\$139,176

2023 American Community Survey (ACS)



MEET THE TEAM



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Collective Strength, Accelerated Growth

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