

GREENWOOD STORAGE

54000 US-82 | Itta Bena, MS

OFFERING MEMORANDUM



Greenwood Storage

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01

Executive Summary

Investment Summary

Unit Mix Summary

GREENWOOD STORAGE

OFFERING SUMMARY

ADDRESS	54000 US-82 Itta Bena MS 38941
COUNTY	LeFlore
MARKET	Greenwood, MS micropolitan area
RENTABLE SQUARE FEET	3,400
LAND ACRES	1.10
NUMBER OF UNITS	40
APN	08809000000220
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$100,000
PRICE PSF	\$29.41
PRICE PER UNIT	\$2,500
OCCUPANCY	15.00%
NOI (CURRENT)	\$3,460
CAP RATE (CURRENT)	3.46%
GRM (CURRENT)	18.32

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
2026 Population	3,249	3,669	10,132
2026 Median HH Income	\$34,436	\$34,438	\$44,692
2026 Average HH Income	\$51,116	\$51,009	\$70,811

Greenwood Storage (General)

- Excellent opportunity to acquire a value-add self-storage facility at an attractive basis. Located at 54000 US Highway 82 in Itta Bena, Mississippi, the property sits along one of the region's primary east-west corridors with approximately 9,000-12,000 vehicles passing the site daily. The facility is just minutes from Greenwood, Mississippi, providing convenient access to a regional trade area while benefiting from excellent highway visibility. The property also offers quick access to Mississippi Valley State University and surrounding communities.
- Offered at just \$100,000, the property is priced well below today's replacement cost, creating an attractive opportunity for investors seeking a low-basis acquisition with significant upside potential.
- The facility consists of 40 non-climate-controlled storage units configured as follows:
 - 20 – 10' x 10'
 - 17 – 10' x 5'
 - 1 – 10' x 15'
 - 2 – 10' x 20'
- Currently, only six units are occupied, providing a substantial lease-up opportunity for an owner willing to implement professional management and marketing. The facility is enclosed by a security fence with gated access and is equipped with solar lighting throughout the property.
- Unlike many stabilized self-storage facilities, the property currently has virtually no digital presence. It is not operating on a management software platform, has no online rental capability, website, Google Business Profile, or third-party listing exposure. A new owner has the opportunity to significantly improve occupancy through basic operational enhancements, online marketing, revenue management, and improved customer accessibility.
- Following stabilization, the site also offers a modest opportunity for future expansion, providing additional long-term upside.

- This offering represents an excellent opportunity for an owner-operator or investor looking to acquire an affordable self-storage facility with meaningful value-add potential, strong highway exposure, and multiple avenues for increasing revenue.
- Seller financing is not available.

Greenwood Storage (Value-add Opportunity)

- Below replacement cost acquisition
- Only 15% occupied (6 of 40 units leased)
- High-visibility US-82 location (9,000-12,000 VPD)
- Minutes from Greenwood, MS
- Security fence & gated access already installed
- Solar lighting throughout the facility
- Opportunity to implement management software and online rentals
- Potential for future expansion after stabilization
- Significant lease-up and revenue growth potential

Brokerage

- MR. LANDMAN, LLC is a licensed real estate firm in the State of Mississippi operating under License #C-24570. Jonathan Fisher is licensed broker in the State of Mississippi operating under License #B-24926.



Unit Type	SF	Monthly Rent	Total Units	Total Rent	Units Occupied	Units Vacant	% of Property	Rent/SF	Total SF
10 x 10	100	\$59 - \$59	20	\$1,180	2	18	50.0%	\$0.59	2,000
10 x 5	50	\$39 - \$49	17	\$748	3	14	42.5%	\$0.88	850
10 x 15	150	\$0	1	\$0	0	1	2.5%		150
10 x 20	200	\$60 - \$60	2	\$120	1	1	5.0%	\$0.30	400
Totals/Avg	500	\$41	40	\$2,048	6	34		\$0.60	3,400

Notes: The current owners are recommending the following rates for new customers: 10x5 \$50 10x10 \$65 10x15 \$79 10x20 \$90





02

Location

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

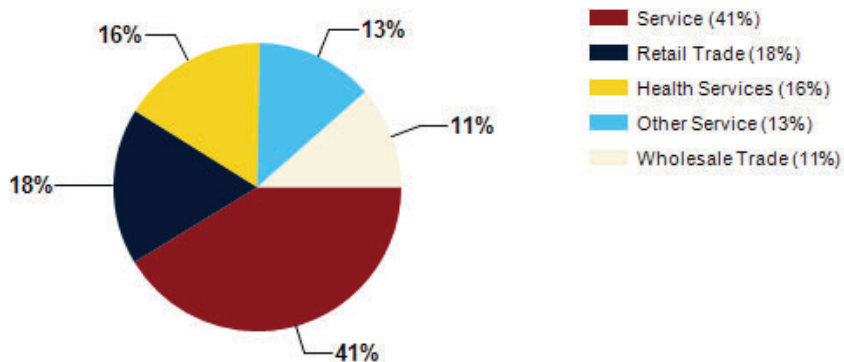
Itta Bena, MS

- Itta Bena is a city in Leflore County, Mississippi. As of the 2020 census, Itta Bena had a population of 1,679. The town's name is derived from the Choctaw phrase iti bina, meaning "forest camp". Itta Bena is part of the Greenwood, Mississippi micropolitan area. It developed as a trading center of an area of cotton plantations.

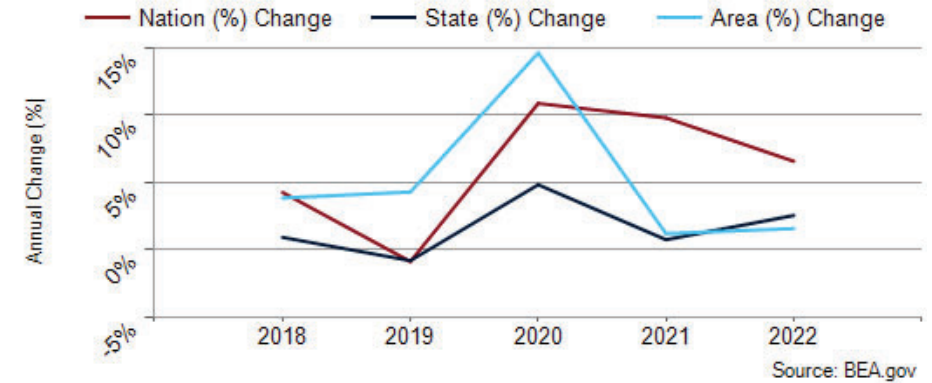
Greenwood Micropolitan Statistical Area

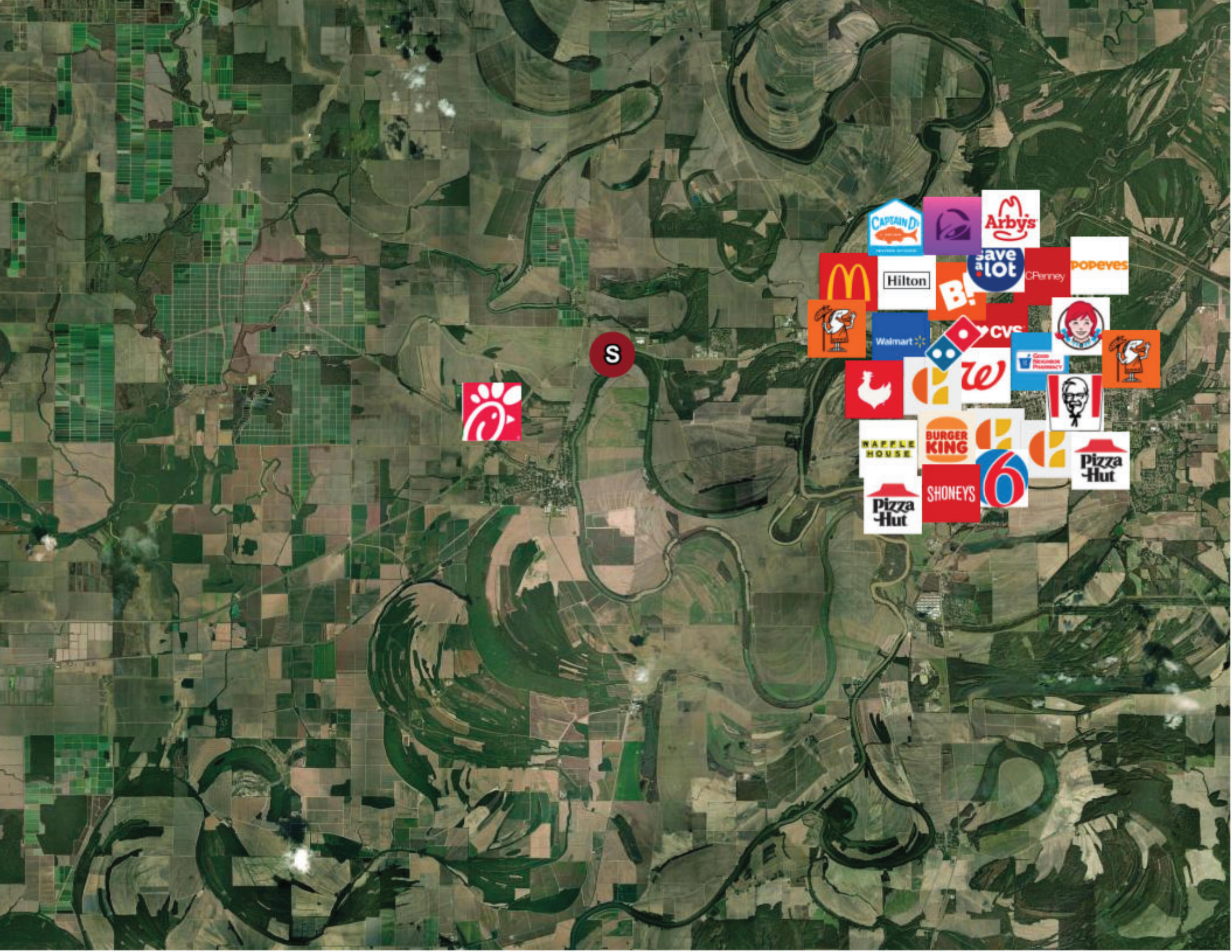
- The Greenwood Micropolitan Statistical Area in the northwestern Delta region of Mississippi covers the two counties of Leflore and Carroll. As of the 2000 census, the micropolitan statistical area had a population of 48,716.
- The largest employers in the Greenwood/Leflore County market include:
 - Milwaukee Tool ~870
 - Greenwood Leflore School District ~725
 - Viking Range ~575
 - Greenwood Leflore Hospital ~530
 - America's Catch Food ~425
 - Mississippi Valley State University ~380
 - Heartland Catfish ~325
 - Walmart ~240
 - City of Greenwood ~210
 - Leflore County ~210

Major Industries by Employee Count



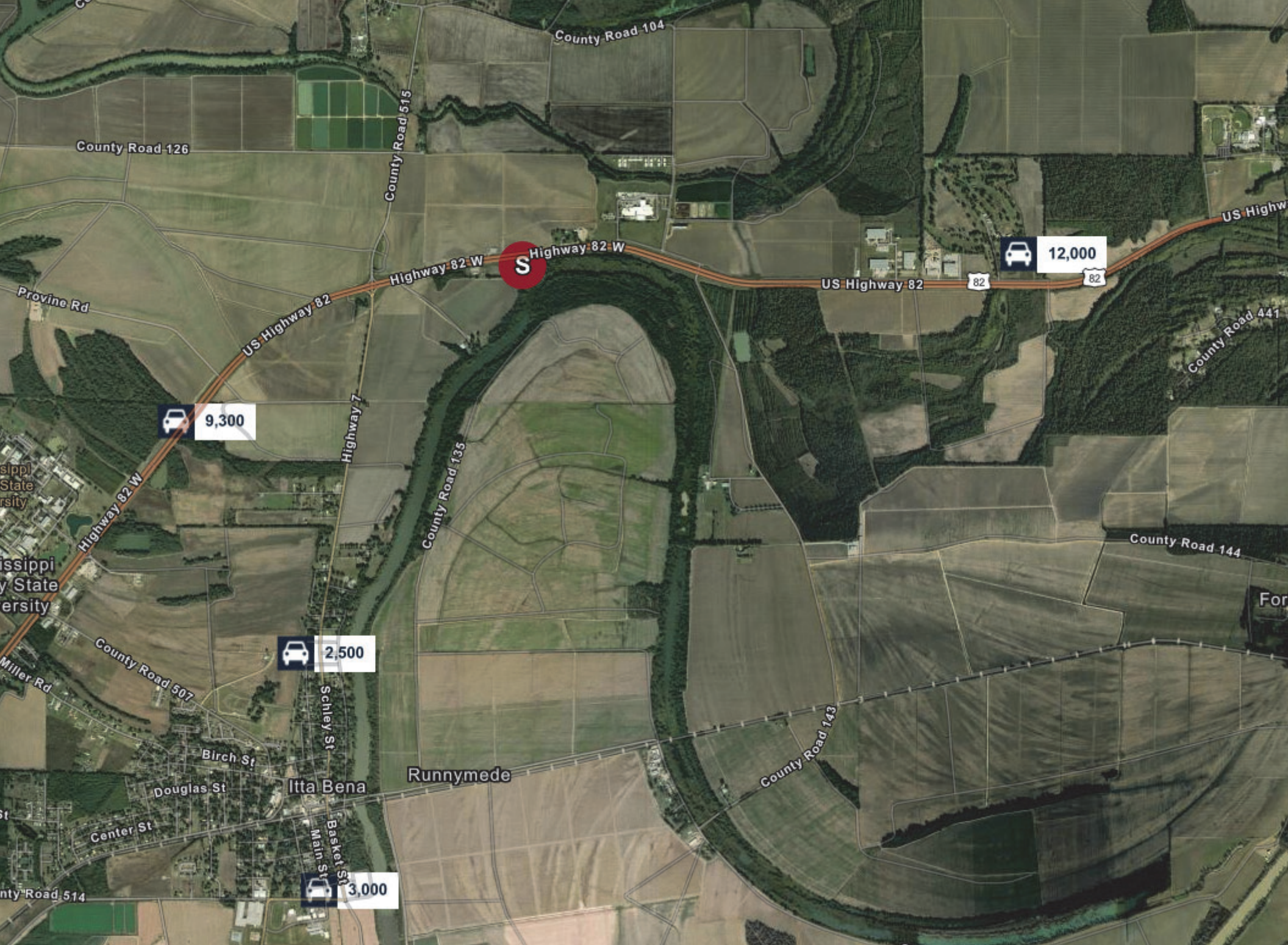
Leflore County GDP Trend

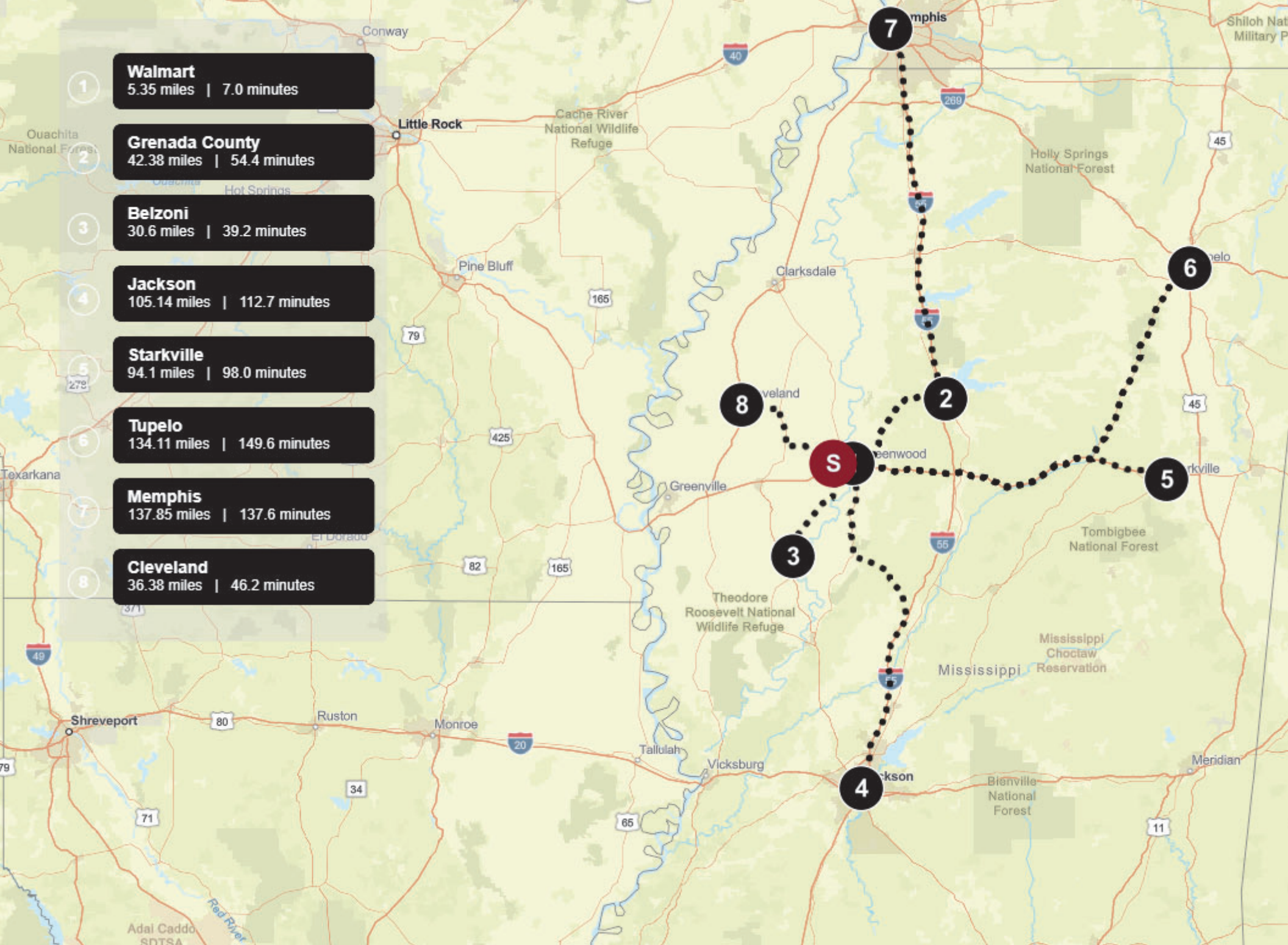




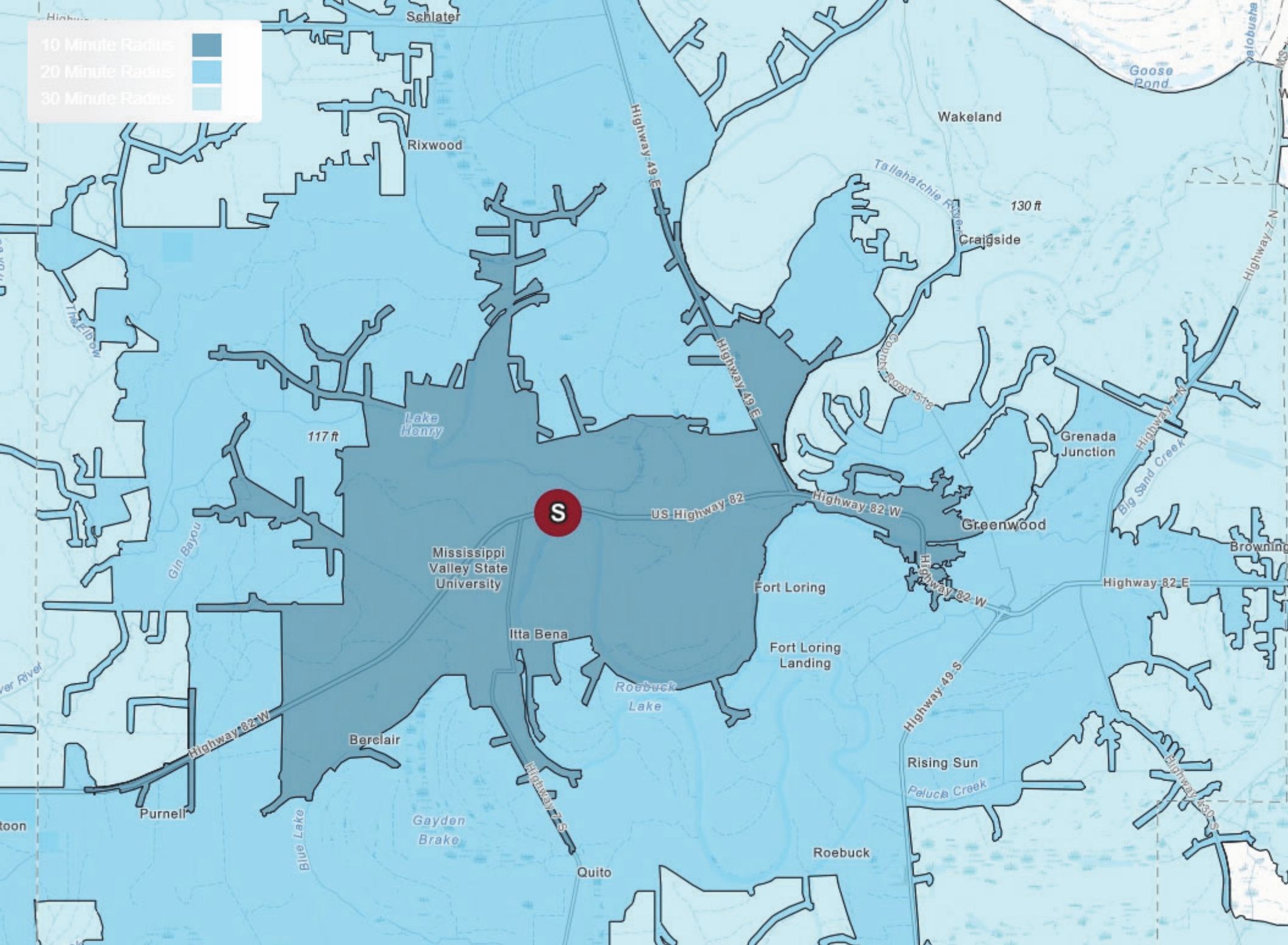


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10 Minute Radius
20 Minute Radius
30 Minute Radius





03

Property Description

Property Features

GREENWOOD STORAGE

PROPERTY FEATURES

NUMBER OF UNITS	40
NUMBER OF BUILDINGS	2
RENTABLE SQUARE FEET	3,400
LAND ACRES	1.10
YEAR BUILT	1998
# OF PARCELS	1
LOT DIMENSION	131 x 359 x 130 x 377
ZONING TYPE	Commercial
PRODUCT CLASS	C
STREET FRONTAGE	131
TRAFFIC COUNTS	9000+
SOFTWARE	None Currently

CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Steel
PARKING SURFACE	Gravel
ROOF	Steel
FENCING	Chain Link with gate
CONTROLLED ACCESS	Yes
CLIMATE CONTROLLED UNITS	No

UTILITIES

WATER	None
SEWER	None
TRASH	None
GAS / PROPANE	None
ELECTRIC	Solar Lights





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Financial Analysis

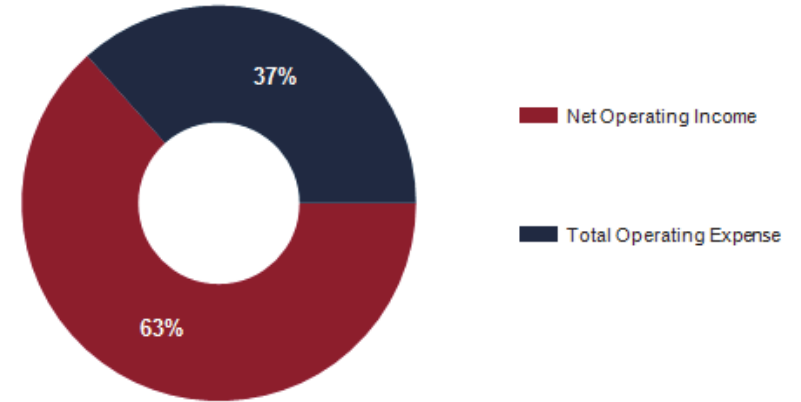
Income & Expense Analysis

GREENWOOD STORAGE

REVENUE ALLOCATION CURRENT

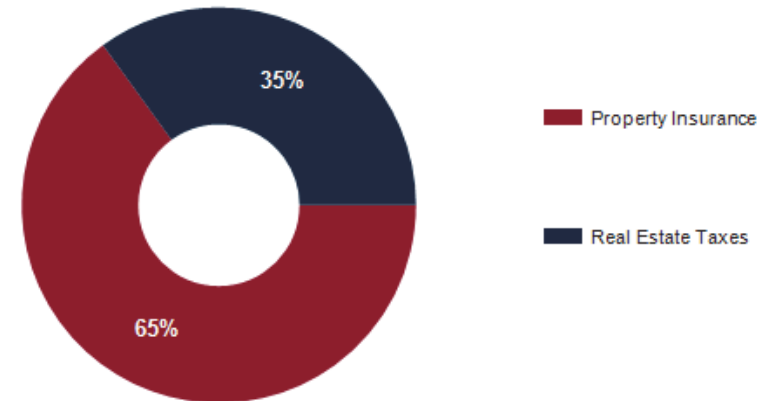
INCOME	CURRENT
Gross Potential Rent (Units)	\$3,060
Billboard Rent	\$2,400
Occupancy *	15.00%
Effective Gross Income	\$5,460
Less Expenses	\$2,000
Net Operating Income	\$3,460

* vacancy amount factored into gross revenue



EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$700	\$18
Property Insurance	\$1,300	\$33
Total Operating Expense	\$2,000	\$50
Expense / SF	\$0.59	
% of EGI	36.63%	

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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Demographics

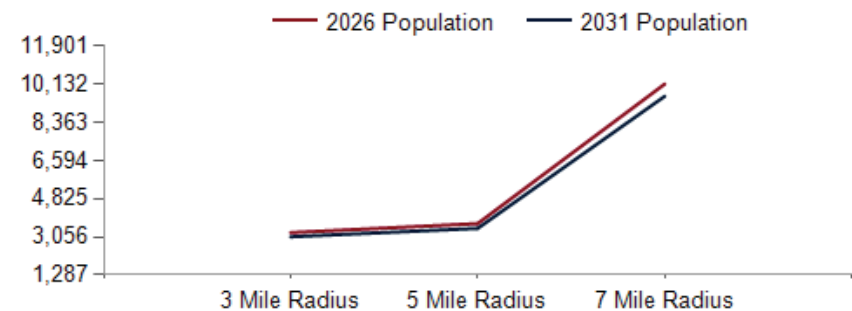
General Demographics

Race Demographics

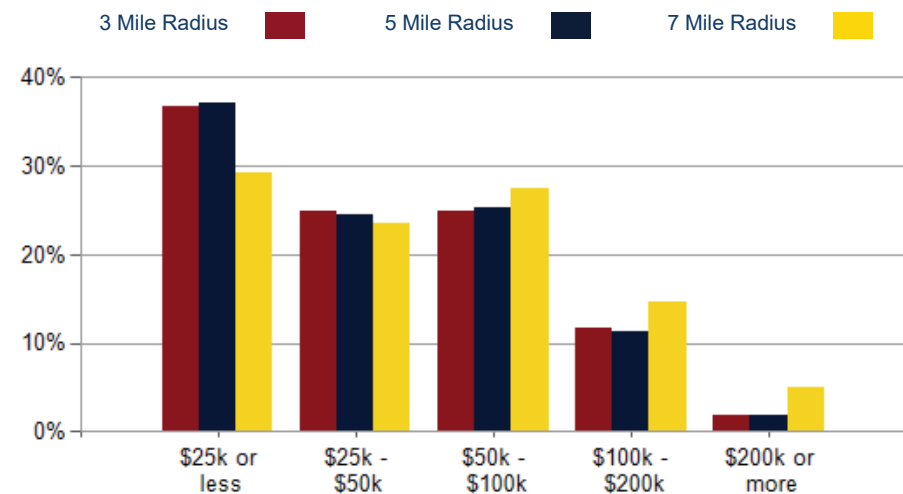
GREENWOOD STORAGE

POPULATION	3 MILE	5 MILE	7 MILE
2000 Population	5,114	5,861	13,917
2010 Population	4,514	5,134	12,063
2026 Population	3,249	3,669	10,132
2031 Population	3,056	3,448	9,565
2026 African American	2,687	3,042	7,124
2026 American Indian	3	3	12
2026 Asian	8	9	113
2026 Hispanic	175	194	428
2026 Other Race	140	154	291
2026 White	356	400	2,393
2026 Multiracial	56	61	199
2026-2031: Population: Growth Rate	-6.10%	-6.15%	-5.75%

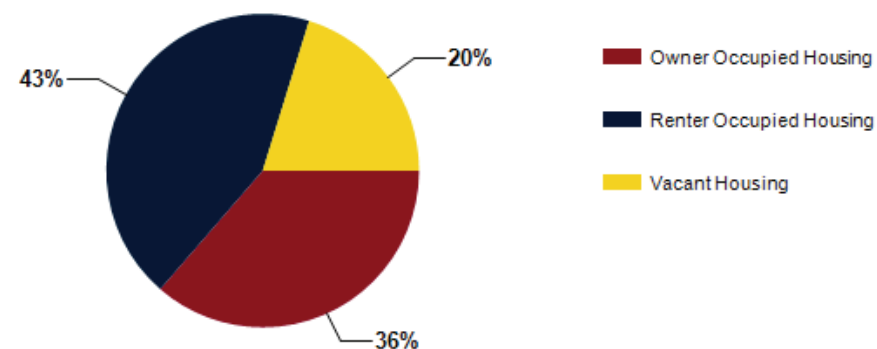
2026 HOUSEHOLD INCOME	3 MILE	5 MILE	7 MILE
less than \$15,000	293	332	710
\$15,000-\$24,999	171	200	474
\$25,000-\$34,999	180	197	536
\$35,000-\$49,999	134	153	420
\$50,000-\$74,999	222	247	590
\$75,000-\$99,999	94	114	524
\$100,000-\$149,999	129	141	385
\$150,000-\$199,999	18	20	212
\$200,000 or greater	24	28	205
Median HH Income	\$34,436	\$34,438	\$44,692
Average HH Income	\$51,116	\$51,009	\$70,811



2026 Household Income



2026 Own vs. Rent - 3 Mile Radius

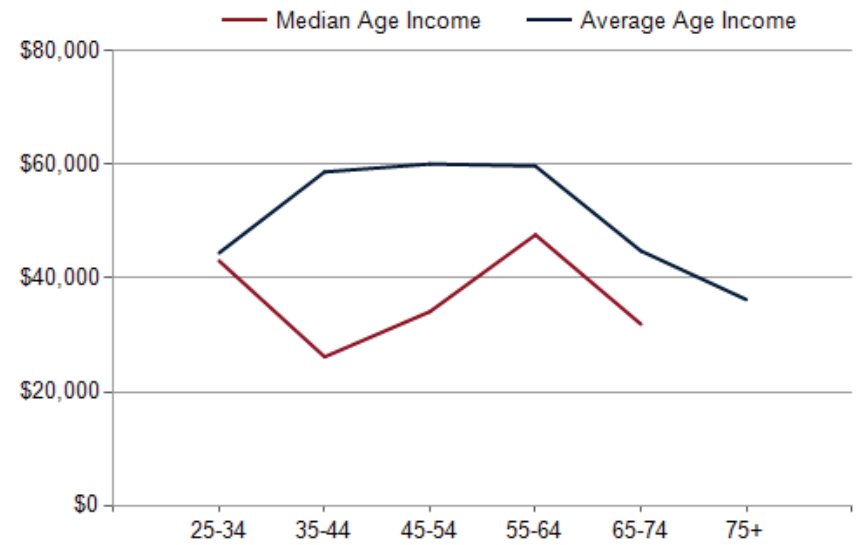
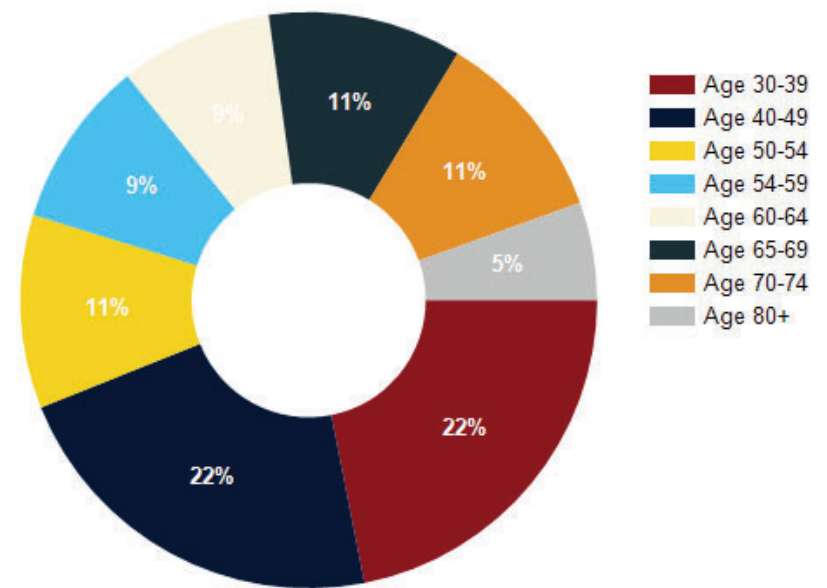


Source: esri

2026 POPULATION BY AGE	3 MILE	5 MILE	7 MILE
2026 Population Age 30-34	196	221	647
2026 Population Age 35-39	179	204	591
2026 Population Age 40-44	164	184	604
2026 Population Age 45-49	213	240	655
2026 Population Age 50-54	186	212	623
2026 Population Age 55-59	161	183	499
2026 Population Age 60-64	147	169	500
2026 Population Age 65-69	186	212	602
2026 Population Age 70-74	186	208	615
2026 Population Age 75-79	94	109	360
2026 Population Age 80-84	48	54	192
2026 Population Age 85+	40	45	211
2026 Population Age 18+	2,641	2,975	7,994
2026 Median Age	35	35	38
2031 Median Age	36	37	40

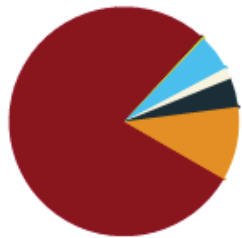
2026 INCOME BY AGE	3 MILE	5 MILE	7 MILE
Median Household Income 25-34	\$43,033	\$43,035	\$50,533
Average Household Income 25-34	\$44,448	\$44,543	\$53,260
Median Household Income 35-44	\$26,135	\$25,968	\$35,216
Average Household Income 35-44	\$58,708	\$60,409	\$76,348
Median Household Income 45-54	\$34,108	\$33,999	\$73,382
Average Household Income 45-54	\$60,093	\$59,756	\$91,526
Median Household Income 55-64	\$47,625	\$47,834	\$68,617
Average Household Income 55-64	\$59,729	\$59,027	\$75,905
Median Household Income 65-74	\$31,908	\$31,867	\$36,750
Average Household Income 65-74	\$44,798	\$44,594	\$75,256
Average Household Income 75+	\$36,225	\$35,948	\$46,786

Population By Age

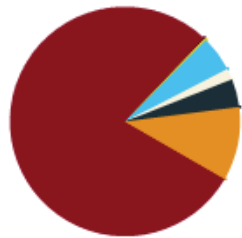


DIVERSITY INDEX	3 MILE	5 MILE	7 MILE
Diversity Index (+5 years)	37	37	49
Diversity Index (current year)	37	37	49
Diversity Index (2020)	33	33	47
Diversity Index (2010)	34	33	51

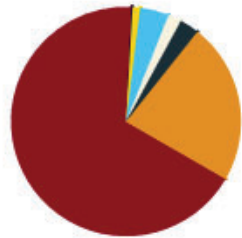
POPULATION BY RACE



3 MILE



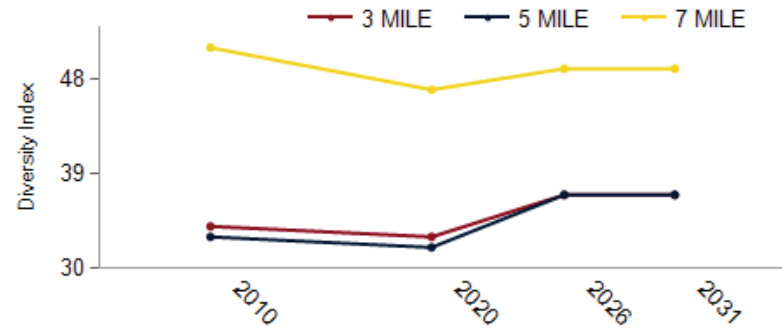
5 MILE



7 MILE

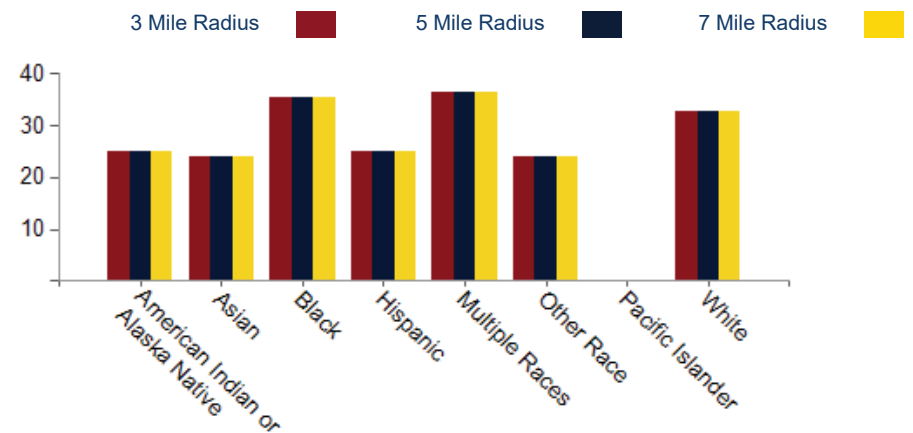
2026 POPULATION BY RACE	3 MILE	5 MILE	7 MILE
African American	78%	79%	67%
American Indian	0%	0%	0%
Asian	0%	0%	1%
Hispanic	5%	5%	4%
Multiracial	2%	2%	2%
Other Race	4%	4%	3%
White	10%	10%	23%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	3 MILE	5 MILE	7 MILE
Median American Indian/Alaska Native Age	25	25	23
Median Asian Age	24	24	49
Median Black Age	35	36	35
Median Hispanic Age	25	25	28
Median Multiple Races Age	37	38	36
Median Other Race Age	24	24	25
Median Pacific Islander Age	0	0	0
Median White Age	33	34	49

2026 MEDIAN AGE BY RACE



Company Profile

Advisor Profile

06



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 26 and works for State Farm Corporate. My daughter, Reagan, is 16 and is a sophomore. My hobbies include watching sports, sports announcing, & going to church.

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The information contained herein is not a substitute for a thorough due diligence investigation. MR LANDMAN has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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