

OFFERING MEMORANDUM

Freedom Self Storage

3010 NW US HIGHWAY 41
Lake City, FL 32055

PRESENTED BY:

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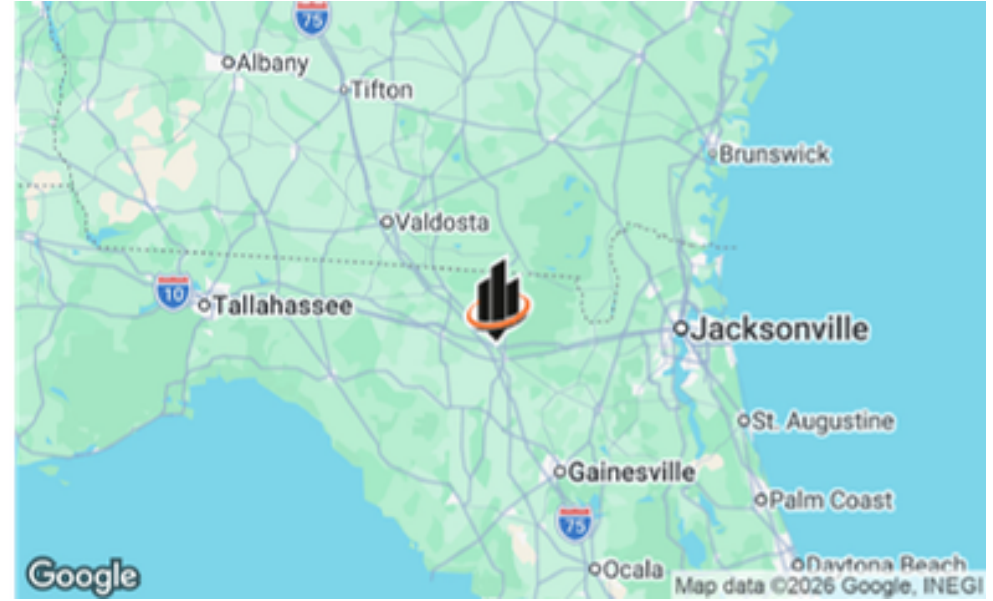
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations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

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- **Growing Market**: Lake City (~35,000; CSA 250,000+)
- **Expansion Potential**: 3 acres for Expansion
- **High Traffic & Visibility**: US 41 (~9,300 VPD) Lake City

OFFERING SUMMARY

SALE PRICE:	\$699,000
NUMBER OF UNITS:	89
LOT SIZE:	3.76 Acres
BUILDING SIZE:	9,100 SF
NOI:	\$47,059.00

PROPERTY DESCRIPTION

SVN is pleased to present Freedom Storage in Lake City, Florida, a well-positioned self-storage investment opportunity with strong visibility, recent capital improvements, and significant expansion potential.

The Lake City facility consists of **89 units totaling 9,100 square feet situated on 3.76 acres**. A major highlight of the property is approximately three acres of excess land, which can accommodate up to 45,000 square feet of additional storage, providing a clear path for future value creation. Recent upgrades include new roofs, fresh exterior paint, and modernized lighting, reducing near-term capital expenditure needs.

Strategically located along US Highway 41 with traffic counts exceeding 9,300 vehicles per day and **only one competitor within a three-mile radius**, the property benefits from strong visibility and limited direct competition. Positioned in a **growing North Florida market** with interstate access and expanding household demand, Freedom Storage offers investors immediate income with **substantial long-term value-add upside through expansion and operational growth**.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 2
Location
Information

LAKE CITY



LOCATION DESCRIPTION

Located in Lake City, Florida, this facility benefits from a prime position at the intersection of Interstate 75 and Interstate 10, two of the Southeast's most significant transportation corridors. This crossroads location drives consistent commercial, logistics, and transient traffic through the area, supporting steady demand from contractors, small businesses, and residents alike.

Lake City serves as the regional hub for Columbia County and surrounding rural communities, expanding its effective trade area well beyond the city limits. While the immediate population is modest, the broader Lake City Micropolitan Statistical Area (MSA) encompasses over 70,000 residents, and the property sits within the driving distance of larger population centers such as Jacksonville MSA (1.6M+), Gainesville MSA (330K+), and Tallahassee MSA (390K+). This regional connectivity enhances both economic stability and long-term growth potential.

The local economy is anchored by healthcare, construction, logistics, and light industrial users—providing a diversified employment base that performs steadily across cycles. A strong renter demographic, continued household growth, and demand from trades and service providers all contribute to durable self-storage utilization in the market.

From an investment standpoint, limited local competition combined with on-site expansion potential creates a clear path for NOI growth. The ability to significantly increase rentable square footage allows an operator to capture unmet demand and scale within a strategically located North Florida market.

For investors evaluating Lake City as a business location, the fundamentals are clear: strong highway access, regional draw, stable employment drivers, and meaningful value-add upside.



AERIAL MAP





SECTION 3
Financial
Analysis

Management Summary Report

Management Summary Report for 12/31/2025

Payments

	Day December 31	Week December 28, 2025 - January 3, 2026	Month December 2025	Year Jan - Dec 2025
ACH	\$0.00	\$308.46	\$425.10	\$3,910.08
Credit Card	\$308.18	\$3,056.01	\$4,071.52	\$51,611.13
One-time Credit Card	\$0.00	\$518.19	\$1,886.46	\$25,068.81
Other	\$0.00	\$0.00	\$0.00	\$191.89
Total	\$308.18	\$3,882.66	\$6,383.08	\$80,781.91

Activity

	Day December 31	Week December 28, 2025 - January 3, 2026	Month December 2025	Year Jan - Dec 2025
Move Ins	0	0	3	58
Move Outs	0	1	2	74

Sales

	Day December 31	Week December 28, 2025 - January 3, 2026	Month December 2025	Year Jan - Dec 2025
Admin Fee	\$0.00	\$0.00	\$0.00	\$175.00
Administrative Fee	\$0.00	\$35.00	\$35.00	\$1,365.00
Auction Cleaning Deposit	\$0.00	\$0.00	\$0.00	\$200.00
Auction Due Balance	\$0.00	\$0.00	\$0.00	\$48.15
Auction/Administration Fee	\$0.00	\$0.00	\$0.00	\$300.00
Davinci Lock	\$0.00	\$0.00	\$0.00	\$25.00
Failed Auto Pay Transaction	\$0.00	\$0.00	\$0.00	\$180.00
Late Fee	\$0.00	\$20.00	\$100.00	\$1,009.58
Late Fee #2	\$0.00	\$20.00	\$70.00	\$670.25
Left Mattress	\$0.00	\$0.00	\$0.00	\$50.00
Lien Fee	\$0.00	\$0.00	\$50.00	\$531.81
Lock Cutting Fee	\$0.00	\$0.00	\$0.00	\$50.00
Prorated Tenant Protection Fee	\$0.00	\$0.00	\$2.32	\$305.12
Rent	\$272.18	\$3,372.97	\$5,213.69	\$66,884.28
Tenant Protection Fee	\$36.00	\$434.69	\$689.65	\$8,694.12
Unallocated	\$0.00	\$0.00	\$222.42	\$222.42
Zero Out Balance	\$0.00	\$0.00	\$0.00	\$71.18
Total	\$308.18	\$3,882.66	\$6,383.08	\$80,781.91

Occupancy As of 12/31/2025 11:59PM

Occupancy	Units	Percentage
Available	27	30.3%
Unavailable	1	1.1%
Total	89	100.0%

Occupancy	Units	Percentage
Rented	61	68.5%
Total	89	100.0%

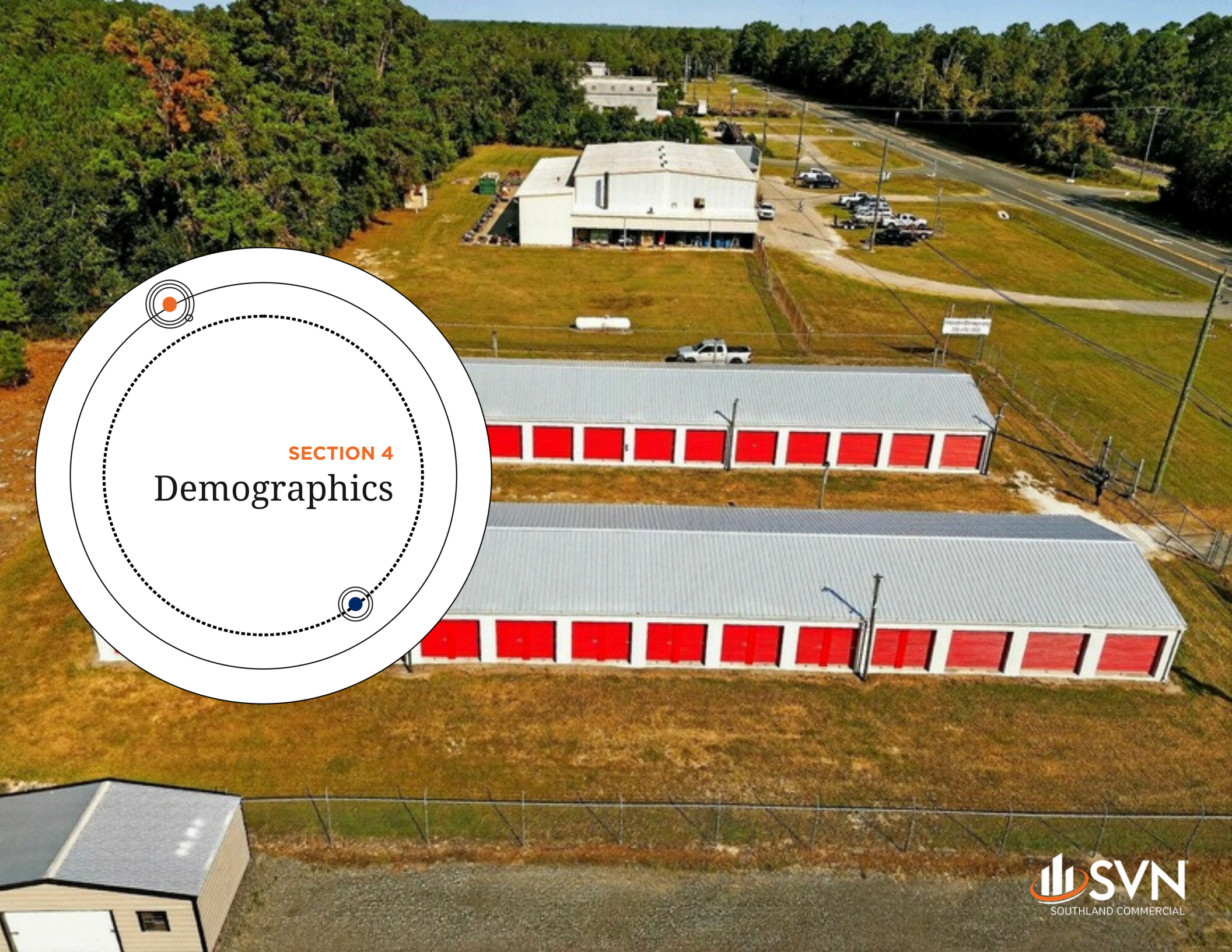
INCOME EXPENSE

<div style="background-color: #1a3d54; color: white; padding: 5px; text-align: center;"> Lake City Florida Income and Expense Projections </div>			
	2025 Income and Expense	2025 Mgmt Report Income & Expenses	Gross Possible with Expansion (45,000 SF)
Gross Income	\$ 78,317	\$ 80,782	\$ 485,782
Gross 1	\$78,316.99	\$80,782.00	\$485,782.00
GROSS INCOME	\$78,316.99	\$80,782.00	\$485,782.00
EXPENSES			
ESS Fees	\$6,164.59	\$6,164.59	\$6,164.59
Insurance	\$5,250.35	\$5,250.35	\$5,250.35
Management	\$8,196.00	\$8,196.00	\$8,196.00
Real Estate Taxes	\$3,967.49	\$3,967.49	\$3,967.49
BOTG & Maintenance	\$6,000.00	\$6,000.00	\$6,000.00
Marketing	\$2,726.00	\$2,726.00	\$2,726.00
Utilities	\$1,418.28	\$1,418.28	\$1,418.28
Total Expenses	\$33,722.71	\$33,722.71	\$33,722.71
NOI	\$44,594.28	\$47,059.29	\$452,059.29

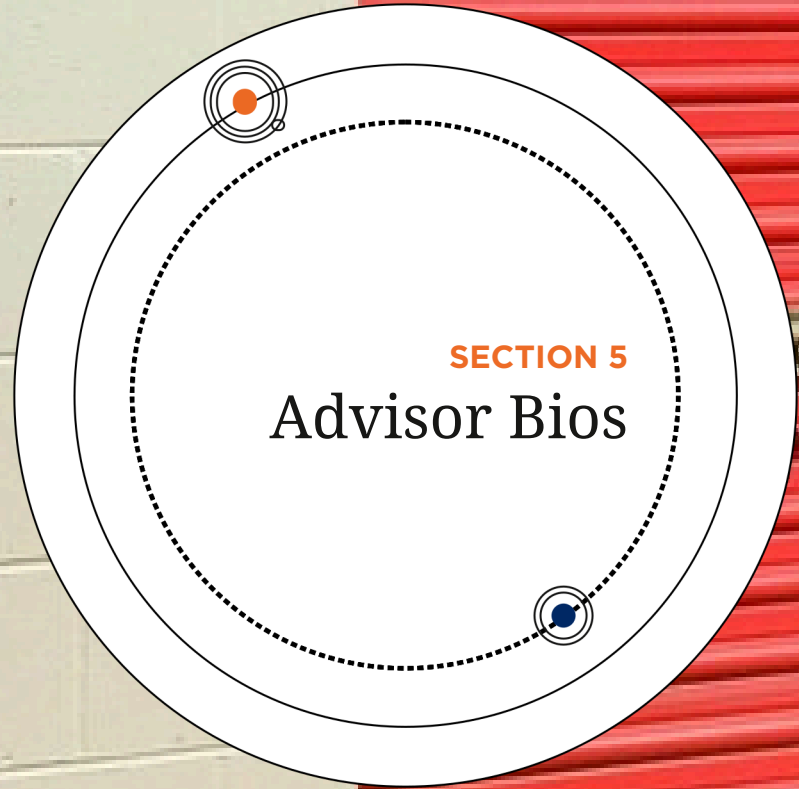
Note: \$88 /month rate on
 10 x 10= \$10.00 per SF
 per year x 45,000 more
 SF x 90% occ =
 \$405,000

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			

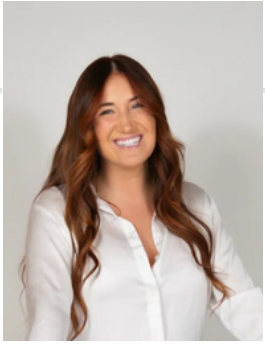


SECTION 4
Demographics



SECTION 5

Advisor Bios



KATELEIGH CALLOWAY

Advisor

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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

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KRISTEN ASMAN

Vice President & Broker of Brokerage Services

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PROFESSIONAL BACKGROUND

Kristen Wilson-Asman serves as Co-Chair of the SVN National Self-Storage Product Council and Vice President of Brokerage Services with SVN | Wilson Commercial Real Estate.

Ms. Asman is a recognized expert in self storage investment sales and has been involved in the sale of hundreds of millions of dollars in commercial real estate. She advises owners and investors on strategies to maximize value throughout the lifecycle of their properties, from acquisition through disposition.

She holds a Bachelor of Science in Accounting from Miami University of Ohio and began her career as an Auditor with Deloitte. Her experience spans brokerage, development, and property management, including roles with Matthews Click Bauman, McKinney Properties, and Horizons Real Estate, where she served as a Regional Property Manager and Project Manager.

With over 20 years of experience in the acquisition and disposition of commercial real estate assets, Ms. Asman has built a reputation for delivering results and strategic insight. Since joining SVN in 2003, she has been recognized with multiple honors, including the SVN President's Council Award, the Partnership Circle Award, and the prestigious SVN Brand Ambassador Award.

Ms. Asman is an active member of the Self Storage Association and serves on the Board of Trustees at the state level.

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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.

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