

OFFERING MEMORANDUM

Seymour Storage Co.

1907 N EWING ST

Seymour, IN 47274

PRESENTED BY:

KRISTEN ASMAN

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OH #658012934

KATELEIGH CALLOWAY

O: 205.937.2299

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AL #000137811-0

ANDY MARTIN, CCIM

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IN #RB14043658

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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.

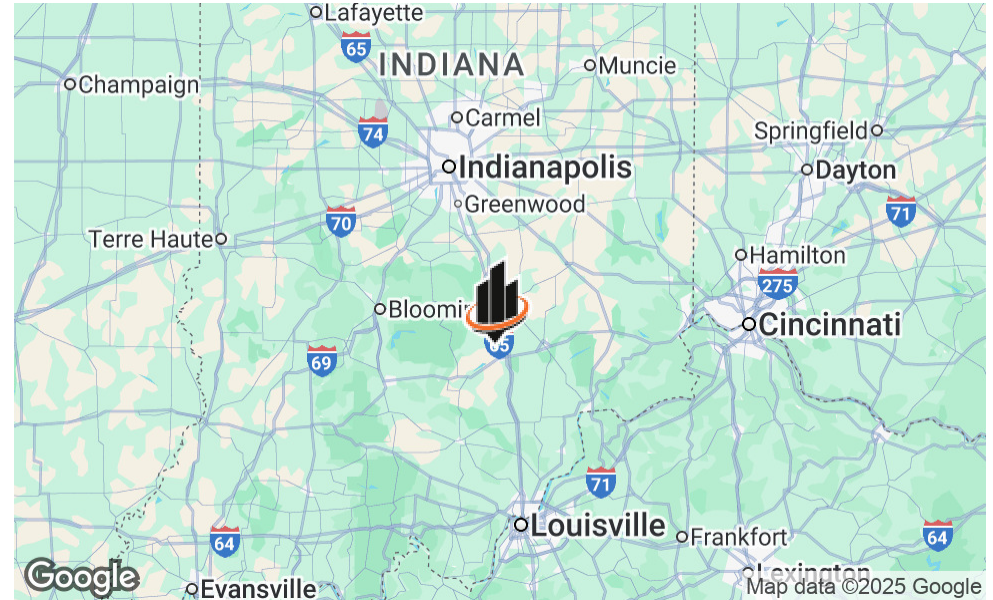
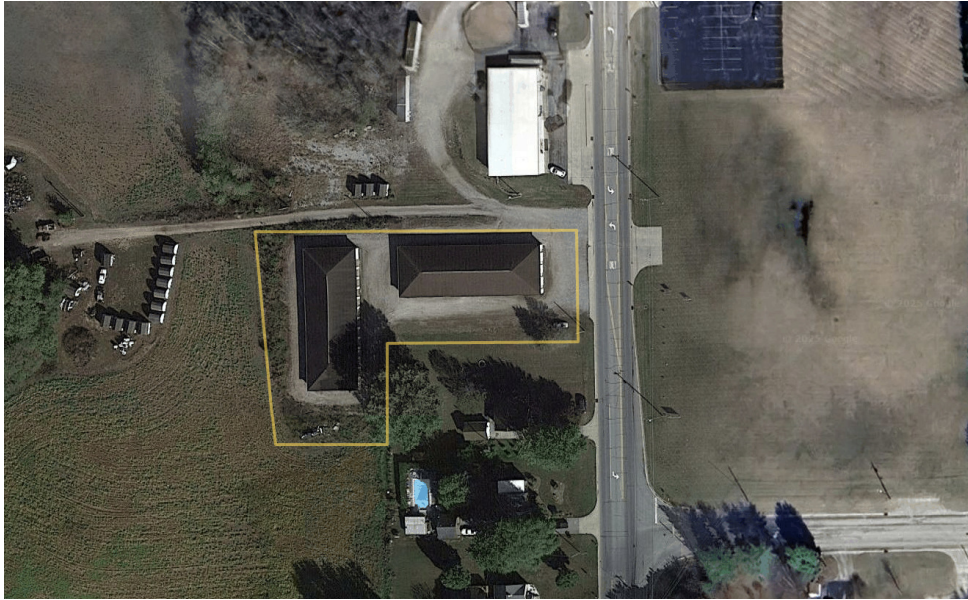
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations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



OFFERING SUMMARY

SALE PRICE:	\$750,000
LOT SIZE:	1.19 Acres
BUILDING SIZE:	13,920 SF
PROJECTED NOI:	\$47,908.99
PROFORMA NOI:	\$68,441.29

PROPERTY DESCRIPTION

SVN is pleased to offer for sale this **13,920 SF** self-storage facility on **1.19 acres** in Seymour, Indiana. Conveniently located just about 70 miles south of Indianapolis, the property is fully set up for remote management and integrated with Easy Storage Solutions (ESS), providing streamlined operations and **turnkey** functionality. This facility is an ideal opportunity for investors seeking a modern, fully operational self-storage asset with strong income potential!

PROPERTY HIGHLIGHTS

- Jackson County has an estimated population of 47,000+
- Set up on **Remote Management**
- Value-Add
- **Only 5.25 Square Feet per Capita!**

ADDITIONAL PHOTOS





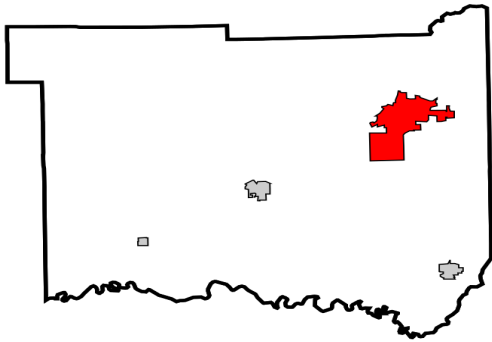
SECTION 2
Location
Information

LOCATION DESCRIPTION

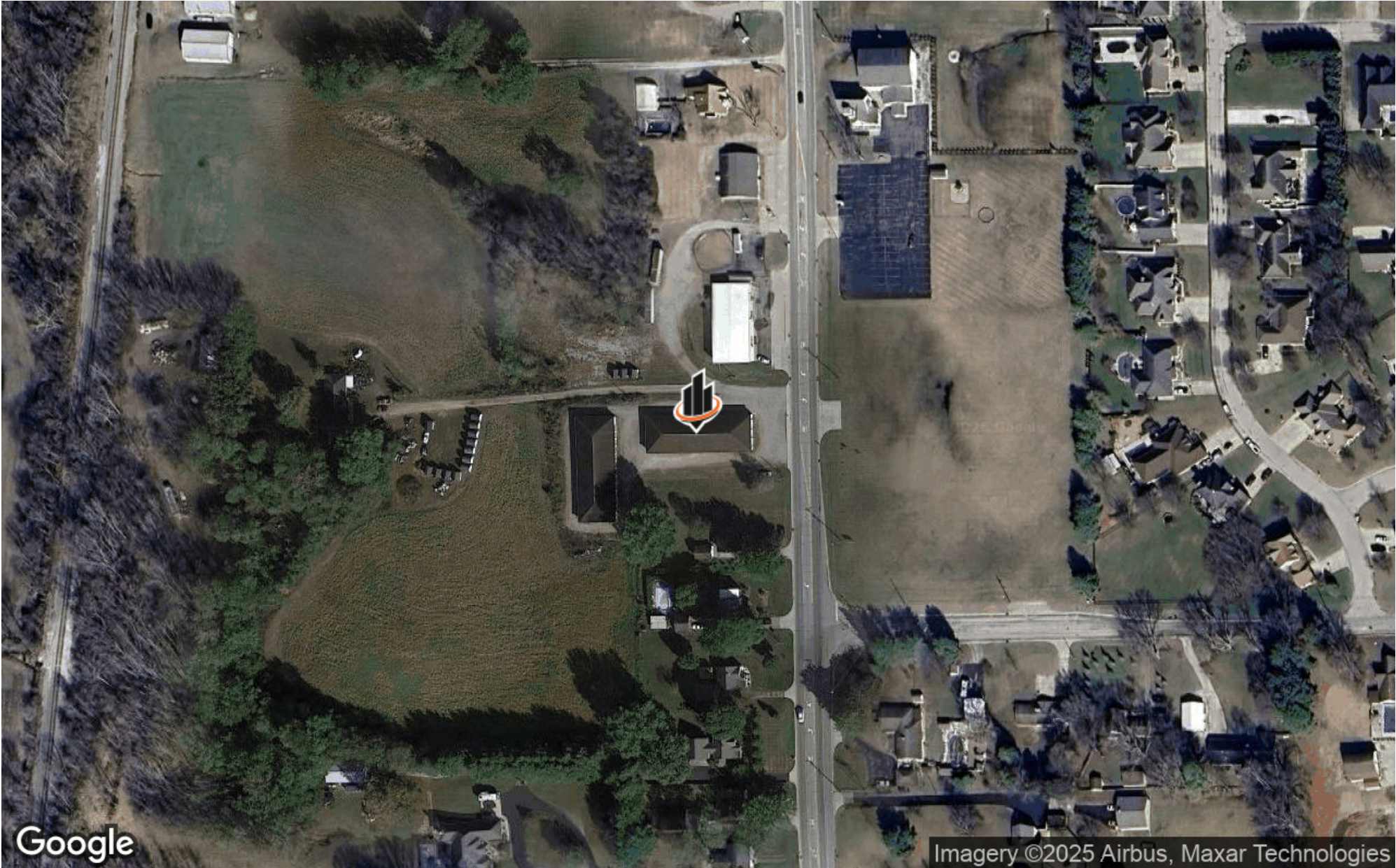


LOCATION DESCRIPTION

Located in Jackson County, Seymour offers investors a stable, small-market opportunity with a population of roughly 47,000 and steady regional growth. The city benefits from a central location along I-65, providing convenient access about 70 miles south of Indianapolis, one of the Midwest's largest metropolitan areas. Seymour's local economy is diverse, with manufacturing, healthcare, and retail supporting consistent demand. For self-storage investors, the city's growing residential base, combined with nearby commuting routes to Indianapolis, makes this a highly attractive market for stable, long-term cash flow.



AERIAL MAP



Google

Imagery ©2025 Airbus, Maxar Technologies



SECTION 3
**Financial
Analysis**

OCCUPANCY ANALYSIS

Seymour Storage Co. Occupancy Analysis													
Pricing Group	Units							Monthly rates					
	Unit Size	Area	Total Units	Occ	Vac.	Unrent.	Occ Area	Total Area	Standard Rate	Avg. Occupancy	Gross Potential	Gross Occupied	Actual Occupied
10 x 12	10x12	120	16	15	0	1	1800	1920	\$ 85.00	\$ 84.93	\$ 1,360.00	\$ 1,275.00	\$ 1,274.00
10 x 25	10x25	250	48	39	8	1	9750	12000	\$ 133.00	\$ 120.87	\$ 6,384.00	\$ 5,187.00	\$ 4,714.00
Total			64	54	8		11,550	13,920			\$ 7,744.00	\$ 6,462.00	\$ 5,988.00



SECTION 4
Demographics



AREA ANALYTICS

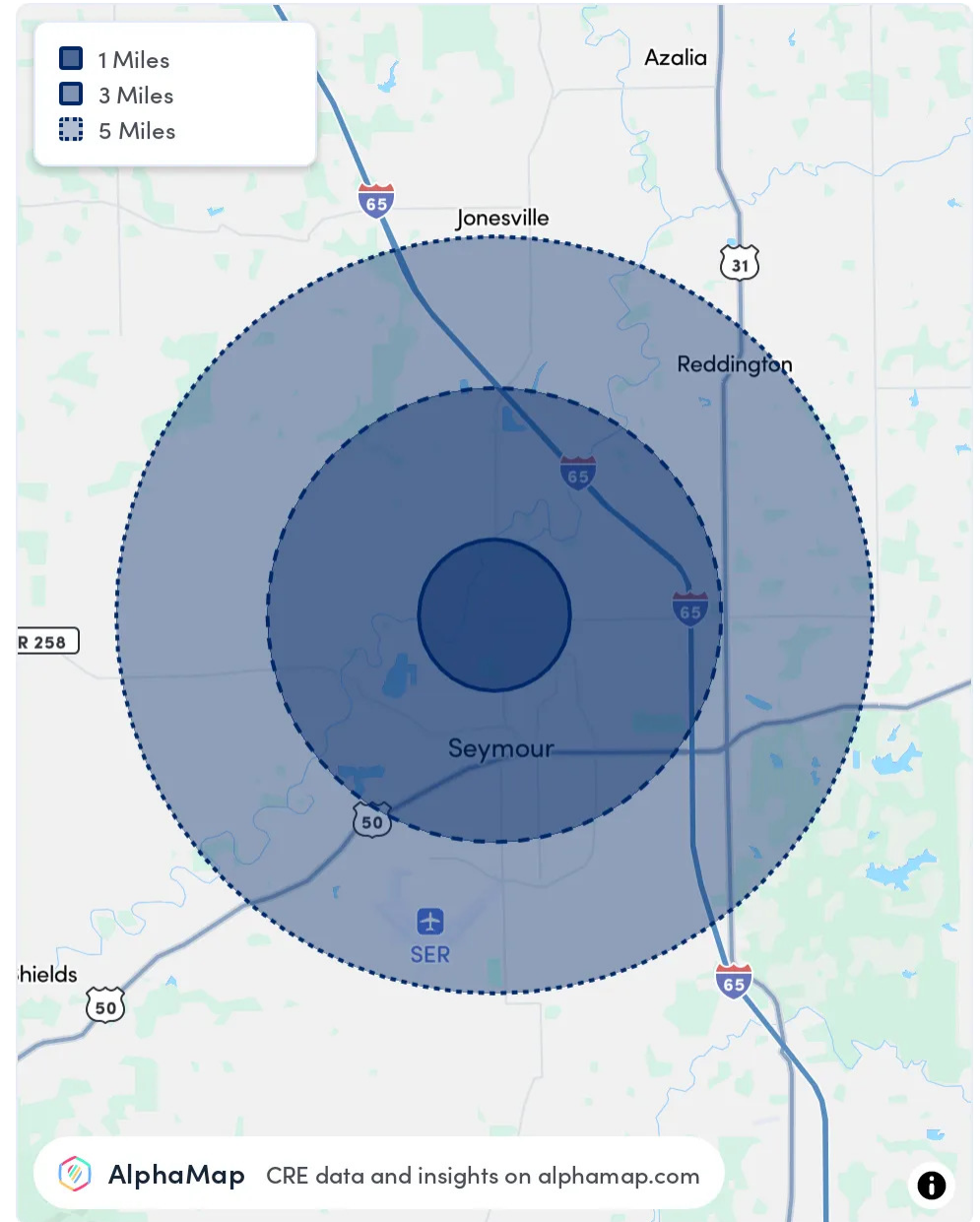
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,940	21,528	29,022
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	727	8,157	11,002
PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$93,251	\$80,179	\$86,178
AVERAGE HOUSE VALUE	\$191,815	\$171,464	\$181,903
PER CAPITA INCOME	\$34,537	\$30,838	\$33,145

Map and demographics data derived from AlphaMap





SECTION 5
Advisor Bios



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 Bachelor's 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 has specialized for many years in the sale of Self-Storage Properties nationwide.

Kristen Asman Product Council Chair of the SVN National Self Storage Team 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

SVN | Wilson Commercial Group, LLC
Easton Town Center, 4200 Regent Street, Suite 200
Columbus , OH 43219
614.944.5140



KATELEIGH CALLOWAY

Advisor

kateleigh.calloway@svn.com

Direct: **205.937.2299**

AL #000137811-0 // FL # SL3636547

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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ADVISOR BIO 3



ANDY MARTIN, CCIM

Managing Director

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Direct: **317.849.8001** | Cell: **812.573.3500**

IN #RB14043658 // KY #KY301237

PROFESSIONAL BACKGROUND

Andy Martin, CCIM is a seasoned expert in commercial real estate and a third-generation leader at SVN | The Martin Group. Working alongside his father Steve Martin and brother Alex Martin, Andy is an owner and managing director of the company. A graduate of Ball State University, Andy has built a reputation for providing exceptional service to his clients by leveraging his expertise in local markets, technology, and collaborative relationships.

Andy specializes in industrial and retail real estate. His expertise lies in helping clients buy, sell, or lease commercial real estate assets to drive value and financial growth. His clients include individual investors, investment groups, as well as larger corporations with nationwide needs. Andy's local market knowledge, sales expertise, and strong relationships with vendors and service providers have proved invaluable in providing optimal outcomes for his clients.

As a leader who values collaboration and putting his clients' needs first, Andy believes in compensated cooperation with the entire brokerage community and ensuring that their properties are seen by as many people as possible. He also values the importance of utilizing technology to provide a higher level of service for his clients, enabling his team to stay ahead of the curve in providing innovative solutions for their clients.

With a focus on growth in the industrial and retail real estate sectors, Andy Martin is well-positioned to continue innovating and providing value for clients in the years to come. With his expertise, commitment to technology, and focus on creating financial wealth for his clients, Andy Martin is a true leader in the commercial real estate industry, and a valued member of the SVN | The Martin Group legacy.

EDUCATION

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