

117 EASTVIEW DR

117 Eastview Dr, Laurel, MS 39443

Seller Financing Available

Marcus & Millichap



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Activity ID #ZAH0090222

Marcus & Millichap





01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
PrimaryPhoto_(29).pdf
Regional Map
Local Map
Aerial Map

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OFFERING SUMMARY

117 EASTVIEW DR



Listing Price
\$1,800,000



NOI
\$104,056



of Units
196

FINANCIAL

| | |
|-------------------|------------------|
| Listing Price | \$1,800,000 |
| NOI | \$104,056 (2025) |
| Cap Rate | 5.78% |
| Price/Rentable SF | \$46.25 |
| Price/Unit | \$9,184 |

OPERATIONAL

| | |
|-------------|-------------------------|
| Rentable SF | 38,920 SF |
| # of Units | 196 |
| Lot Size | 6.86 Acres (298,821 SF) |
| Year Built | 1986 |



117 EASTVIEW DR

117 Eastview Dr, Laurel, MS 39443

INVESTMENT OVERVIEW

117 Eastview Dr is a 196-unit self-storage facility totaling 38,920 square feet located in Laurel within the Hattiesburg/South Area submarket. The property sits on a 6.86-acre site, offering a substantial land-to-building ratio that supports both current operations and future flexibility. Originally built in 1986, the asset provides a well-established presence in the market, catering to both residential and commercial storage needs in the surrounding area.

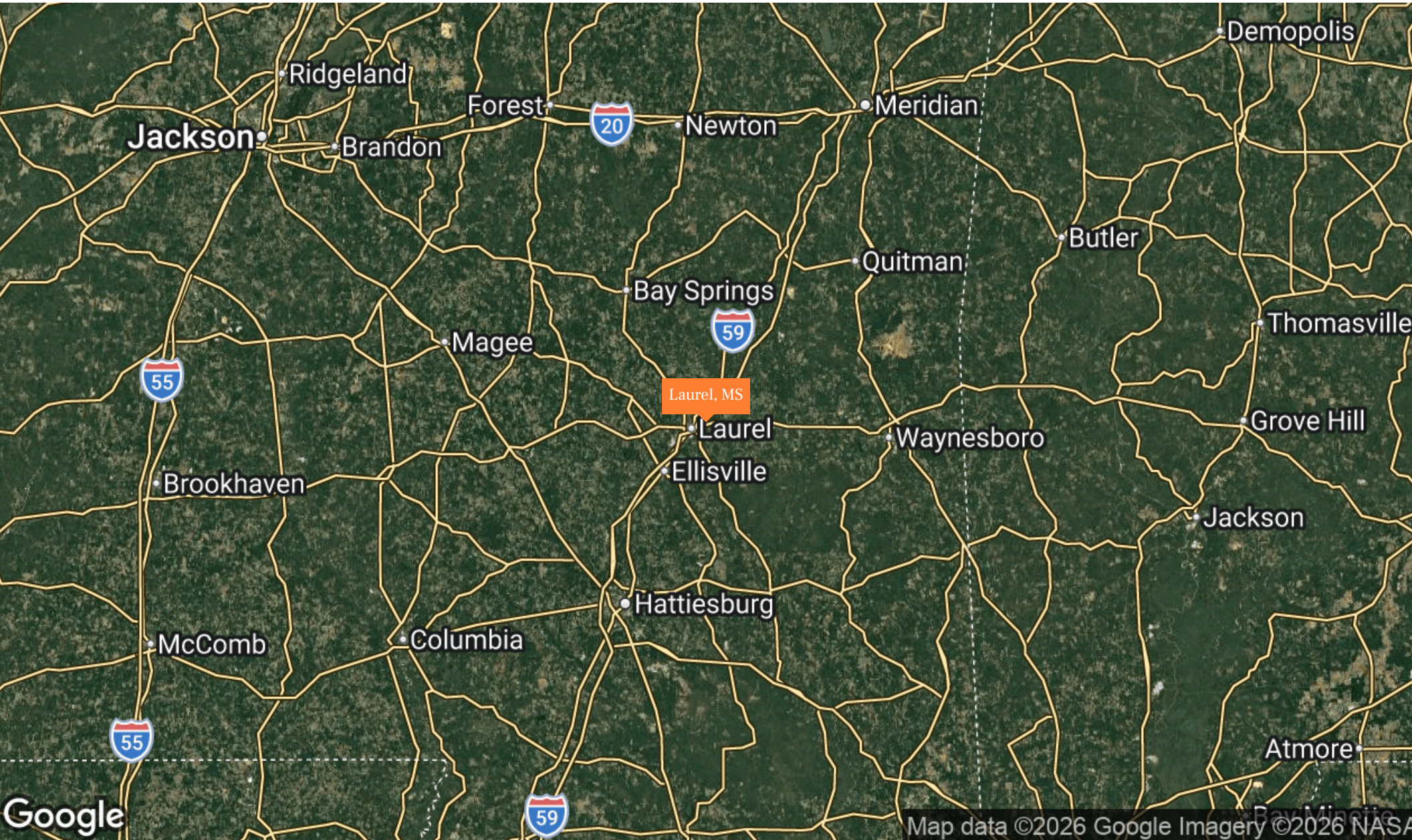
The property benefits from strong regional connectivity, with convenient access to major transportation routes including US-84 and Interstate 59. These corridors, along with nearby thoroughfares that experience solid daily traffic volumes, enhance visibility and ease of access for tenants. Additionally, the immediate trade area includes a population of over 11,000 residents within a three-mile radius, providing a stable demand base for self-storage services in the Laurel market.



STORAGE WORLD
601-649-7199

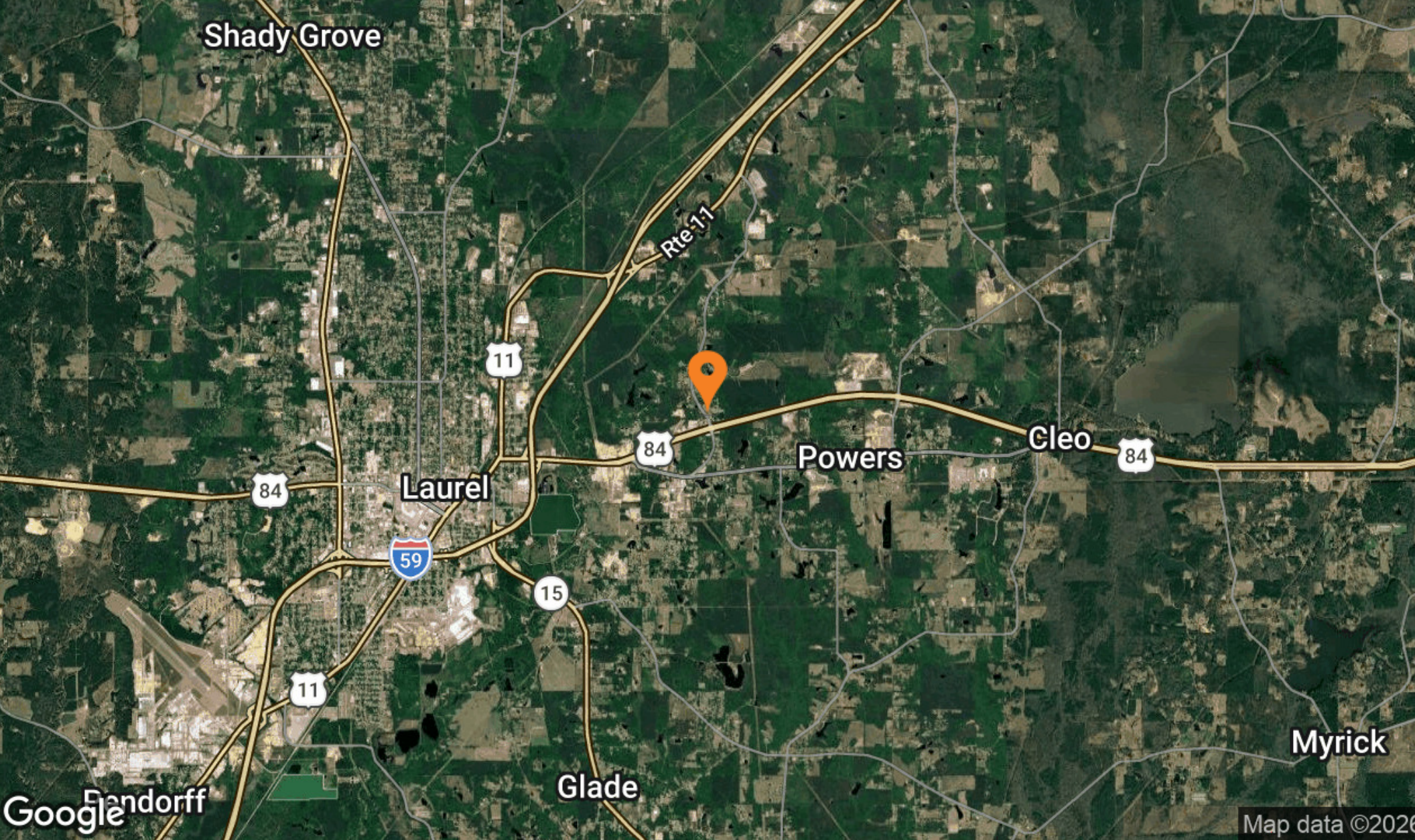
117 EASTVIEW DR

REGIONAL MAP



117 EASTVIEW DR

LOCAL MAP



117 EASTVIEW DR

AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

SECTION 2

02

P&L + RENT ROLL

SW_LEGACY_WEST_(1)-1.pdf
M_MP_L.pdf
M_MRentRoll_4_26.pdf

Marcus & Millichap

12:48 PM
02/24/26
Cash Basis

B & D Montgomery, LLC
Profit & Loss
January through December 2025

| | <u>Jan - Dec 25</u> |
|--------------------------------|---------------------|
| Ordinary Income/Expense | |
| Income | |
| Rental Income-Storage World | 203,055.64 |
| | <hr/> |
| Total Income | 203,055.64 |
| Expense | |
| Bank Service Fees | 2,624.57 |
| Charitable Contributions | 7,675.00 |
| Garbage Removal | 1,348.33 |
| Landscaping and Groundskeeping | 5,435.83 |
| Lock/Key Expense | 75.50 |
| Office Supplies | 1,016.50 |
| Property Management Fees | 56,000.00 |
| Repairs and Maintenance | 4,783.40 |
| Taxes - Property | 15,201.43 |
| Utilities | 4,838.90 |
| | <hr/> |
| Total Expense | 98,999.46 |
| | <hr/> |
| Net Ordinary Income | 104,056.18 |
| | <hr/> |
| Net Income | <u>104,056.18</u> |

12:21 PM
04/08/26
Cash Basis

B & D Montgomery, LLC
Profit & Loss by Class
January through March 2026

| | <u>Storage Wor...</u> | <u>TOTAL</u> |
|-------------------------------|-----------------------|--------------|
| Ordinary Income/Expense | | |
| Income | | |
| Rental Income-Storage World | 52,802.00 | 52,802.00 |
| Total Income | 52,802.00 | 52,802.00 |
| Expense | | |
| Bank Service Fees | 1,210.34 | 1,210.34 |
| Garbage Removal | 439.17 | 439.17 |
| Landscaping and Groundskee... | 0.00 | 0.00 |
| Property Management Fees | 13,500.00 | 13,500.00 |
| Repairs and Maintenance | 267.50 | 267.50 |
| Taxes - Property | 15,165.53 | 15,165.53 |
| Utilities | 1,409.97 | 1,409.97 |
| Total Expense | 31,992.51 | 31,992.51 |
| Net Ordinary Income | 20,809.49 | 20,809.49 |
| Net Income | 20,809.49 | 20,809.49 |

| | AMT | NAME | DUE | Jan | Feb | Mar | April |
|--------|-------|----------------------------------|------|----------|----------|----------|----------|
| BLDG 1 | | | | | | | |
| 1 | 20010 | \$ 35.00 CHRISTOPHER HARRIS | 20TH | 01/30/26 | 03/02/26 | 03/16/26 | 03/16/26 |
| 2 | 20020 | \$ 40.00 ERIC MCCOY-----AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | |
| 3 | 30035 | \$ 40.00 IRIS BRELAND | 15TH | 01/12/26 | 01/12/26 | 01/12/26 | 01/12/26 |
| 4 | 40040 | \$ 40.00 HALEY BOUTWELL----AUTO | 20TH | 02/05/26 | 02/20/26 | 03/20/26 | |
| 5 | | AUTO WORLD | | | | | |
| 6 | 10065 | \$ 100.00 CHRIS WHATLEY-----AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | |
| 7 | 10075 | \$ 90.00 DEBORAH BARNETT--AUTO | 5TH | 01/05/26 | 02/05/26 | 04/06/26 | |
| 8 | 60080 | \$ 110.00 ROBERT ROBINSON | 20TH | 02/09/26 | 03/23/26 | | |
| 9 | 10093 | \$ 90.00 DENNY ROGERS-----AUTO | 3RD | 01/02/26 | 02/02/26 | 03/03/26 | 04/03/26 |
| 10 | 10105 | \$ 90.00 ANGELA MCCORMICK | 15TH | 01/30/26 | 02/23/26 | | |
| 11 | 10115 | \$ 75.00 TONYA MADISON | 25TH | 01/16/26 | 02/13/26 | 03/13/26 | |
| 12 | 10120 | \$ 60.00 DIANE SHEPHERD | 20TH | 03/04/26 | 03/04/26 | 03/04/26 | 03/04/26 |
| 13 | | \$ 90.00 SANDRA DUNNAM | 20TH | 01/05/26 | 02/05/26 | 03/12/26 | 04/09/26 |
| 14 | 60141 | \$ 90.00 SANDRA DUNNAM | 1ST | 01/05/26 | 02/05/26 | 03/12/26 | 04/09/26 |
| 15 | 10151 | \$ 75.00 LEVI WALKER JR. | 1ST | 02/02/26 | 02/23/26 | 03/28/26 | |
| 16 | 10161 | \$ 60.00 RONNIE COCHRAN----AUTO | 1ST | 01/02/26 | 02/02/26 | 03/02/26 | 04/01/26 |
| 17 | 30175 | \$ 70.00 LAUREN ROBERTSON | 5TH | *** | 02/03/26 | 03/21/26 | |
| 18 | | 10 | | | | | |
| 19 | 10195 | \$ 75.00 JACOB CAGLE-----AUTO | 25TH | 01/30/26 | 02/27/26 | 03/27/26 | |
| 20 | 10290 | \$ 60.00 JOHN AMERSON-----AUTO | 5TH | 01/05/26 | 02/05/26 | 03/10/26 | 04/06/26 |
| 21 | 10210 | \$ 75.00 BLAIR KELLY | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | |
| 22 | 20221 | \$ 90.00 JOHNNY HOPKINS | 1ST | *** | *** | *** | 03/31/26 |
| 23 | 20235 | \$ 90.00 STACY NERISON-----AUTO | 25TH | 02/12/26 | 02/25/26 | 04/09/26 | |
| 24 | 60241 | \$ 90.00 BRITTANY BERRY-----AUTO | 1ST | 01/02/26 | 02/16/26 | 03/02/26 | 04/01/26 |
| 25 | 20255 | \$ 70.00 SARAH RUSTIN | 5TH | 01/19/26 | 02/24/26 | 02/24/26 | |
| 26 | 30265 | \$ 70.00 CASSIDY WESTMORLAND | 5TH | 01/02/26 | 02/27/26 | | |
| 27 | 30275 | \$ 70.00 ERIN WESTBROOK | 15TH | 01/09/26 | 01/09/26 | 03/04/26 | |
| 28 | 10285 | \$ 60.00 STEPHANIE WEEMS---AUTO | 15TH | 01/16/26 | 02/16/26 | 04/02/26 | |
| 29 | 50295 | \$ 40.00 JOLEE DOIRON-----AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | |

| | AMT | NAME | DUE | Jan | Feb | Mar | April |
|--------|-------|---------------------------------|------|----------|----------|----------|----------|
| BLDG 2 | | | | | | | |
| 30 | 20300 | \$ 70.00 GREG BUSBY | 20TH | 11/14/25 | 11/14/25 | 11/14/25 | 11/14/25 |
| 31 | 60315 | \$ 70.00 DARRICK KEYS | 5TH | 01/02/26 | 02/24/26 | 04/03/26 | |
| 32 | 50325 | \$ 90.00 CHRIS MYRICK-----AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | |
| 33 | | \$ 110.00 MARTHA SHERSHIN--AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | |
| 34 | 10341 | \$ 80.00 SHEILA WADSWORTH | 1ST | 01/08/26 | 02/10/26 | 03/11/26 | |
| 35 | | \$ 110.00 BLAIR KELLY | 1ST | 01/02/26 | 02/04/26 | 03/02/26 | 04/02/26 |
| 36 | 10365 | \$ 80.00 JUANITA HENDERSON | 5TH | 01/02/26 | 02/04/26 | 03/06/26 | 04/07/26 |
| 37 | | 20 | | | | | |
| 38 | 50381 | \$ 70.00 DAVID RUSHTON | 1ST | 12/30/25 | 02/02/26 | 02/27/26 | 03/31/26 |
| 39 | 51010 | \$ 70.00 KRISTEN REEVES | 25TH | 02/10/26 | 03/13/26 | 04/09/26 | |

| | AMT | NAME | DUE | Jan | Feb | Mar | April |
|--------|-------|----------------------------------|------|----------|----------|----------|----------|
| BLDG 3 | | | | | | | |
| 40 | 20405 | \$ 70.00 KENNETH PARKER----AUTO | 5TH | 02/02/26 | 02/13/26 | 03/05/26 | 04/09/26 |
| 41 | 50410 | \$ 70.00 SHIRLEY SIMPSON | 1ST | 01/05/26 | 02/03/26 | 03/02/26 | 04/02/26 |
| 42 | 10420 | \$ 90.00 CHRIS P PREVOST | 20TH | 01/29/26 | 03/02/26 | 03/27/26 | |
| 43 | 10435 | \$ 75.00 LUCY HODGE | 15TH | 01/05/26 | 02/02/26 | 03/03/26 | 04/08/26 |
| 44 | 20440 | \$ 110.00 EMILY JONES | 10TH | 01/10/26 | 02/13/26 | 02/28/26 | |
| 45 | 10455 | \$ 90.00 MAX MALONE | 25TH | 01/30/26 | 02/27/26 | 03/31/26 | |
| 46 | 10460 | \$ 90.00 CINDI HALL | 20TH | 02/10/26 | 03/10/26 | | |
| 47 | 20470 | \$ 110.00 JAMES NECAISE | 10TH | 01/20/26 | 02/25/26 | 03/20/26 | |
| 48 | 10485 | \$ 60.00 JUDY RIDGEWAY | 15TH | 01/08/26 | 02/03/26 | 03/09/26 | 04/07/26 |
| 49 | 30490 | \$ 70.00 JONATHAN CHANCELLOR--AL | 20TH | 01/20/26 | 02/20/26 | 03/20/26 | |

BLDG 4 CLIMATE CONTROLLED

| | | | | | | | | | |
|----|-------|-----------|----------------------------|------|----------|----------|----------|----------|--|
| 50 | | | 5 | | | | | | |
| 51 | 50510 | \$ 50.00 | PINE BELT HUNTING & FISHIN | 15TH | 05/15/25 | 05/15/25 | 05/15/25 | 05/15/25 | |
| 52 | 10525 | \$ 85.00 | PEGGY STRICKLAND | 5TH | 01/05/26 | 02/04/26 | 03/04/26 | 04/08/26 | |
| 53 | 10515 | \$ 75.00 | JUDITH WELBORN | 10TH | 01/26/26 | 01/26/26 | | | |
| 54 | | | 10 | | | | | | |
| 55 | 20555 | \$ 75.00 | FREDDIE KELLY | 5TH | 01/16/26 | 02/19/26 | 03/06/26 | | |
| 56 | | | 10 | | | | | | |
| 57 | 20570 | \$ 100.00 | SHANNON HERRINGTON--AU1 | 20TH | 01/20/26 | 02/20/26 | 03/20/26 | | |
| 58 | 10585 | \$ 75.00 | MARTHA SHERSHIN--AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | | |
| 59 | 20591 | \$ 80.00 | LORI HILL-----AUTO | 1ST | 01/02/26 | 02/02/26 | 03/02/26 | 04/01/26 | |
| 60 | | \$ 100.00 | MAKAYLA WALKER | 1ST | 01/30/26 | 02/27/26 | 03/31/26 | | |
| 61 | | \$ 75.00 | MARTHA SHERSHIN--AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | | |
| 62 | 20620 | \$ 90.00 | ABIGAIL CAMPBELL---AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | | |
| 63 | | | BILLY MONTGOMERY | | | | | | |
| 64 | 10645 | \$ 80.00 | THERMON JORDAN | 25TH | 01/30/26 | 02/27/26 | 04/03/26 | | |
| 65 | | \$ 100.00 | NORMAN JONES-----AUTO | 20TH | 01/20/26 | 02/20/26 | 03/20/26 | | |
| 66 | 10661 | \$ 120.00 | ALTON SMITH-----AUTO | 1ST | 01/02/26 | 02/02/26 | 03/02/26 | 04/01/26 | |
| 67 | 10675 | \$ 120.00 | KATHLEEN TURNER--AUTO | 1ST | 01/21/26 | 02/18/26 | 03/02/26 | | |
| 68 | 10681 | \$ 120.00 | MARTHA NOWELL----AUTO | 1ST | 01/02/26 | 02/02/26 | 03/02/26 | 04/01/26 | |
| 69 | | \$ 120.00 | KATHLEEN TURNER--AUTO | 1ST | 01/21/26 | 02/18/26 | 03/02/26 | | |
| 70 | 20700 | \$ 60.00 | NORMAN JONES-----AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | | |

Jan Feb Mar April

BLDG 5

| | | | | | | | | | |
|----|-------|-----------|-------------------------|------|----------|----------|----------|----------|--|
| 71 | 40710 | \$ 40.00 | ALEX TISDALE-----AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | | |
| 72 | 10725 | \$ 30.00 | COLBY PRINCE-----AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | | |
| 73 | | | 5 | | | | | | |
| 74 | 20135 | \$ 40.00 | TIM REID-----AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | | |
| 75 | 30755 | \$ 40.00 | DARREN HEMBREE---AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | | |
| 76 | 30765 | \$ 40.00 | CHRISTOPHER LANDRUM-AU | 25TH | 01/26/26 | 02/24/26 | 03/25/26 | | |
| 77 | 20775 | \$ 110.00 | KELSEY FOLKER-----AUTO | 15TH | 01/19/26 | 02/16/26 | 03/16/26 | | |
| 78 | 10771 | \$ 80.00 | BILLY NOLAND | 10TH | 01/08/26 | 02/09/26 | 03/11/26 | 04/07/26 | |
| 79 | | \$ 90.00 | DEBORAH BARNETT--AUTO | 5TH | 01/05/26 | 02/05/26 | 04/06/26 | | |
| 80 | 70800 | \$ 110.00 | SADIE RICHARDSON | 10TH | 01/12/26 | 02/05/26 | 03/04/26 | | |
| 81 | | \$ 80.00 | BILLY NOLAND | 15TH | 01/08/26 | 02/09/26 | 03/11/26 | 04/07/26 | |
| 82 | 40825 | \$ 110.00 | DONNA JONES | 5TH | 02/02/26 | 02/02/26 | 02/11/26 | 03/11/26 | |
| 83 | | | 20 | | | | | | |
| 84 | 10840 | \$ 80.00 | KEN WALTERS | 10TH | 01/16/26 | 02/18/26 | 03/16/26 | | |
| 85 | 10855 | \$ 75.00 | ANDREA ADKINS-----AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | | |
| 86 | 10860 | \$ 75.00 | NEIL BUTTS | 20TH | 01/19/26 | 02/20/26 | 03/19/26 | | |
| 87 | 10875 | \$ 60.00 | MARY ARRINGTON | 5TH | 01/09/26 | 02/09/26 | 03/10/26 | | |
| 88 | 30880 | \$ 70.00 | DAVID CHANCELLOR---AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | | |
| 89 | 10891 | \$ 55.00 | KIM HEARN | 1ST | 01/22/26 | 03/09/26 | 03/09/26 | | |
| 90 | 40905 | \$ 90.00 | ANGELA STRICKLAND--AUTO | 15TH | 01/16/26 | 02/16/26 | 03/31/26 | | |
| 91 | 10915 | \$ 85.00 | TERESA SMITH-----AUTO | 5TH | 01/05/26 | 03/09/26 | 04/06/26 | | |
| 92 | | | 10 | | | | | | |
| 93 | | \$ 60.00 | MARY ARRINGTON | 10TH | 01/09/26 | 02/09/26 | 03/10/26 | | |
| 94 | 50945 | \$ 70.00 | APRIL BEASLEY | 25TH | 01/30/26 | 01/30/26 | | | |
| 95 | 50950 | \$ 70.00 | ANNETTE MCGEE | 1ST | 01/02/26 | 02/10/26 | 03/04/26 | 04/02/26 | |
| 96 | | | 10 | | | | | | |
| 97 | | | 10 | | | | | | |
| 98 | | | 10 | | | | | | |
| 99 | | | 10 | | | | | | |

Jan Feb Mar April

BLDG 6 CLIMATE CONTROLLED

| | | | | | | | | |
|-----|-------|-----------|-------------------------|------|----------|----------|----------|----------|
| 100 | 31000 | \$ 50.00 | MJ WEST-----AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | |
| 101 | 21010 | \$ 85.00 | KIMBERLY BRADDOCK-AUTO | 20TH | 01/20/26 | 02/20/26 | 03/20/26 | |
| 102 | 21025 | \$ 100.00 | CULPEPPER DENTAL CLINIC | 15TH | 01/14/26 | 01/14/26 | 01/14/26 | 01/14/26 |
| 103 | | \$ 100.00 | STEPHANIE LOFTIN | 25TH | 03/04/26 | 03/04/26 | | |
| 104 | 11045 | \$ 100.00 | LEVELLE NICHOLSON | 15TH | 07/24/25 | 07/24/25 | 07/24/25 | 07/24/25 |
| 105 | | \$ 100.00 | WILLIAM MYERS-----AUTO | 1ST | 01/02/26 | 02/02/26 | 03/02/26 | 04/01/26 |
| 106 | 11060 | \$ 85.00 | TORI KEPLEY-----AUTO | 20TH | 01/30/26 | 03/04/26 | 03/24/26 | |
| 107 | 11075 | \$ 90.00 | SCAR-----AUTO | 1ST | 01/02/26 | 02/02/26 | 03/02/26 | 04/02/26 |
| 108 | | \$ 85.00 | LACY SULLINS | 5TH | 01/30/26 | 02/13/26 | 03/30/26 | |
| 109 | 11095 | \$ 85.00 | STEPHANIE LOFTIN | 15TH | 03/04/26 | 03/04/26 | 03/20/26 | |
| 110 | 21101 | \$ 140.00 | CHEROKEE BRASHIER | 1ST | 01/05/26 | 02/03/26 | 03/03/26 | 04/03/26 |
| 111 | 11110 | \$ 120.00 | KEVIN DAVIS-----AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | |
| 112 | | \$ 120.00 | KATHLEEN TURNER---AUTO | 1ST | 01/21/26 | 02/18/26 | 03/02/26 | |
| 113 | 21130 | \$ 110.00 | OFFICE PRO CLEAN---AUTO | 20TH | 01/20/26 | 02/20/26 | 03/20/26 | |
| 114 | | \$ 120.00 | KATHLEEN TURNER---AUTO | 1ST | 01/21/26 | 02/18/26 | 03/02/26 | |
| 115 | 11155 | \$ 125.00 | MATILDA THOMAS | 25TH | 01/19/26 | 02/12/26 | 03/19/26 | |
| 116 | | \$ 120.00 | KATHLEEN TURNER---AUTO | 1ST | 01/21/26 | 02/18/26 | 03/02/26 | |
| 117 | | \$ 85.00 | ALTON SMITH-----AUTO | 20TH | 01/20/26 | 02/20/26 | 03/20/26 | |
| 118 | 41185 | \$ 100.00 | MAKAYLA WALKER | 15TH | 01/30/26 | 02/27/26 | 03/31/26 | |

BLDG 7

| | | | | | Jan | Feb | Mar | April |
|-----|-------|-----------|------------------------|------|----------|----------|----------|----------|
| 119 | 11191 | \$ 30.00 | PAMELA BRELAND | 1ST | 01/09/26 | 02/04/26 | 03/06/26 | 04/07/26 |
| 120 | 11200 | \$ 30.00 | MARTHA SHERSHIN---AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | |
| 121 | | \$ 40.00 | SHASTA BATES | 10TH | *** | *** | *** | 04/07/26 |
| 122 | 31225 | \$ 40.00 | SHASTA BATES | 15TH | 01/12/26 | 02/16/26 | 03/16/26 | |
| 123 | 11235 | \$ 35.00 | LARRY HEARD | 25TH | 01/26/26 | 03/02/26 | 03/30/26 | |
| 124 | 31240 | \$ 40.00 | FRANKY COOPER | 10TH | 04/01/26 | PD\$30 | | |
| 125 | 11250 | \$ 60.00 | PHILLIP SMITH-----AUTO | 20TH | 01/20/26 | 02/20/26 | 03/20/26 | |
| 126 | 11260 | \$ 60.00 | JACKY LOWERY-----AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | |
| 127 | | \$ 50.00 | MARTHA SHERSHIN---AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | |
| 128 | 21280 | \$ 70.00 | ANGEL PENTON | 10TH | 01/05/26 | 02/10/26 | 03/04/26 | 04/03/26 |
| 129 | 21295 | \$ 50.00 | ANDY SKIPPER | 5TH | 02/24/26 | 02/24/26 | | |
| 130 | 31305 | \$ 60.00 | ROBERT PIERCE | 1ST | *** | *** | *** | 03/26/26 |
| 131 | | | 10 | | | | | |
| 132 | | | 10 | | | | | |
| 133 | 11335 | \$ 75.00 | DILLON BUTTS | 15TH | 01/22/26 | 02/13/26 | 03/16/26 | |
| 134 | 41341 | \$ 90.00 | STACY CARSON | 1ST | 12/23/25 | 01/23/26 | 02/24/26 | 03/23/26 |
| 135 | 11350 | \$ 60.00 | BYRON WILSON-----AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | |
| 136 | 11365 | \$ 60.00 | CARRIE LANDRUM---AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | |
| 137 | | | 10 | | | | | |
| 138 | 21385 | \$ 90.00 | KASEY ROGERS | 25TH | PD\$50 | LOCKOUT | | |
| 139 | 21390 | \$ 90.00 | SHEA WALDROP-----AUTO | 10TH | 01/13/26 | 02/10/26 | 03/10/26 | |
| 140 | 11405 | \$ 90.00 | EDNA MURRAY | 15TH | 01/20/26 | 02/26/26 | 03/25/26 | |
| 141 | 21415 | \$ 110.00 | WILLIAM MYERS-----AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | |
| 142 | | | 20 | | | | | |
| 143 | | | 20 | | | | | |
| 144 | 11445 | \$ 90.00 | CHRIS & JILL McDANIEL | 25TH | 01/05/26 | 01/05/26 | 01/07/26 | 02/24/26 |
| 145 | | | BILLY MONTGOMERY | | | | | |
| 146 | 31465 | \$ 110.00 | EDNA NIXON | 5TH | 02/10/26 | 02/17/26 | | |
| 147 | | \$ 110.00 | MARTHA SHERSHIN---AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | |

Jan Feb Mar April

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| | | | | | | | | |
|-----|-------|-----------|--------------------------|------|----------|----------|----------|----------|
| 148 | 31485 | \$ 40.00 | AGNES SMITH | 5TH | 01/13/26 | 01/13/26 | 03/20/26 | 03/20/26 |
| 149 | 31495 | \$ 40.00 | CARL SCOTT | 15TH | 01/15/26 | 02/11/25 | 03/11/26 | |
| 150 | 21500 | \$ 40.00 | GARY W. THOMPSON | 20TH | 01/08/26 | 02/12/26 | 03/12/26 | |
| 151 | | | 5 | | | | | |
| 152 | | | 5 | | | | | |
| 153 | 11530 | \$ 45.00 | JENAY CAMPO | 20TH | LOCKOUT | LOCKOUT | | |
| 154 | 11545 | \$ 50.00 | KNIGHTS-PYTHIAS | 25TH | 10/10/25 | 10/10/25 | 10/10/25 | |
| 155 | 11550 | \$ 70.00 | JAMMIE NEWELL | 20TH | 01/23/26 | 02/23/26 | 03/21/26 | |
| 156 | 31560 | \$ 70.00 | JOSH WALKER | 10TH | 01/15/26 | 02/09/26 | 03/11/26 | |
| 157 | | | 10 | | | | | |
| 158 | | | 10 | | | | | |
| 159 | 51591 | \$ 70.00 | STEPHANIE HOWARD | 1ST | 03/06/26 | 03/23/26 | PD\$40 | |
| 160 | 11605 | \$ 60.00 | LARRY HALEY | 5TH | 01/02/26 | 02/03/26 | 03/03/26 | 04/03/26 |
| 161 | 31615 | \$ 90.00 | MORGAN PACE-----AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | |
| 162 | 21625 | \$ 90.00 | KERRY SIKES-----AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | |
| 163 | | \$ 70.00 | BOBBIE MCGEE | 5TH | 12/29/25 | 03/04/26 | | |
| 164 | | | 5 | | | | | |
| 165 | 11650 | \$ 35.00 | GARY GRAHAM | 20TH | 01/29/26 | 02/25/26 | 02/25/26 | 03/23/26 |
| 166 | 11665 | \$ 35.00 | WILLIE GULLY-----AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | |
| 167 | | \$ 35.00 | GARY GRAHAM | 20TH | 01/29/26 | 02/25/26 | 02/25/26 | 03/23/26 |
| 168 | 41685 | \$ 40.00 | KENNETH PARKER JR---AUTO | 15TH | 02/02/26 | 02/13/26 | 03/16/26 | |
| 169 | | | 5 | | | | | |
| 170 | | | 20 | | | | | |
| 171 | 31711 | \$ 90.00 | ANN OLSON | 1ST | *** | *** | *** | 03/27/26 |
| 172 | 31725 | \$ 90.00 | BOBBIE MCGEE | 5TH | 12/29/25 | 03/04/26 | | |
| 173 | | | 20 | | | | | |
| 174 | 11745 | \$ 110.00 | WILLIAM JONES | 10TH | 01/14/26 | 02/12/26 | 03/23/26 | |
| 175 | 21755 | \$ 110.00 | JENNIFER ALDRIDGE--AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | |
| 176 | | \$ 110.00 | JENNIFER ALDRIDGE--AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | |
| 177 | | | 20 | | | | | |
| 178 | 11785 | \$ 80.00 | DANNY ADAMS-----AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | |
| 179 | 11795 | \$ 85.00 | DONALD MALSON-----AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | |

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| | | | | | Jan | Feb | Mar | April |
|-----|-------|-----------|----------------------|------|----------|----------|----------|----------|
| 180 | 11805 | \$ 70.00 | STEPHANIE JONES | 15TH | 01/12/26 | _OCKOUT | LOCKOUT | _OCKOUT |
| 181 | 11811 | \$ 60.00 | JOANNA PIERCE | 1ST | 01/21/26 | 02/23/26 | 02/23/26 | 03/26/26 |
| 182 | | | 10 | | | | | |
| 183 | | | 10 | | | | | |
| 184 | | | 10 | | | | | |
| 185 | | | 10 | | | | | |
| 186 | 31865 | \$ 70.00 | REGINALD ARRINGTON | 15TH | 01/15/26 | 02/14/26 | 03/16/26 | |
| 187 | | | 10 | | | | | |
| 188 | 31880 | \$ 70.00 | KELLY KELLY-----AUTO | 20TH | 01/20/26 | 02/20/26 | 03/20/26 | |
| 189 | | | 10 | | | | | |
| 190 | 11905 | \$ 100.00 | HAYLEE N. WAITE | 25TH | 01/12/26 | 03/09/26 | 03/09/26 | |
| 191 | 31870 | \$ 110.00 | JOSEPH HAM | 25TH | 02/24/26 | 03/24/26 | 03/24/26 | |
| 192 | | \$ 110.00 | WILLIAM JONES | 5TH | 01/14/26 | 02/12/26 | 03/23/26 | |
| 193 | | | 20 | | | | | |
| 194 | 21945 | \$ 110.00 | EVON MOODY | 25TH | 01/30/26 | 03/24/26 | | |
| 195 | | | 20 | | | | | |
| 196 | | | 20 | | | | | |

Jan Feb Mar April

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BOAT/RV

| | | | | | | | | |
|----|-------|-----------|--------------------------|------|----------|----------|----------|----------|
| 1 | 19015 | \$ 175.00 | AMANDA ROGERS-----AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | |
| 2 | 29020 | \$ 195.00 | MARCUS ROOKS | 10TH | 02/10/26 | 03/03/26 | | |
| 3 | 29035 | \$ 210.00 | REGINALD WELBORN-AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | |
| 4 | 29041 | \$ 195.00 | JOHNSONS CHIPS-----AUTO | 1ST | 01/02/26 | 02/02/26 | 03/02/26 | 04/01/26 |
| 5 | | | 14X36 | | | | | |
| 6 | | | 14X36 | | | | | |
| 7 | 19061 | \$ 200.00 | B & B SNACKS-----AUTO | 1ST | 01/02/26 | 02/02/26 | 03/02/26 | 04/01/26 |
| 8 | 11705 | \$ 190.00 | JOHNATHAN McKENZIE-AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | |
| 9 | | | 14x40 | | | | | |
| 10 | | | BILLY MONTGOMERY | | | | | |
| 11 | 19115 | \$ 200.00 | MICHAEL SKIDMORE | 5TH | 01/12/26 | 02/16/26 | 03/10/26 | |
| 12 | 19125 | \$ 200.00 | RENT A CENTER | 25TH | 01/14/26 | 02/19/26 | 03/11/26 | |
| 13 | 89130 | \$ 160.00 | JOSEPH HARRIS | 20TH | 11/19/25 | 02/21/26 | 02/21/26 | 02/21/26 |
| 14 | | | 12X30 | | | | | |
| 15 | 19150 | \$ 150.00 | WINDOWS USA-----AUTO | 20TH | 01/20/26 | 02/20/26 | 03/20/26 | |
| 16 | | \$ 150.00 | WINDOWS USA-----AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | |
| 17 | 29175 | \$ 160.00 | STEPHEN TURNER-----AUTO | 25TH | 01/26/26 | 02/25/26 | 03/25/26 | |
| 18 | 49180 | \$ 160.00 | ROMNEY ENTREKIN | 20TH | 01/20/26 | 01/20/26 | 01/20/26 | 01/20/26 |
| 19 | 19031 | \$ 150.00 | WM (BILL) MOORE-----AUTO | 1ST | 01/02/26 | 02/02/26 | 03/02/26 | 04/01/26 |
| 20 | O1264 | \$ 180.00 | WILL NIXON | 5TH | 01/09/26 | 02/12/26 | 03/12/26 | 04/09/26 |
| 21 | 29210 | \$ 170.00 | DEIDRE EVERETT-----AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | |
| 22 | | | 12X34 | | | | | |
| 23 | | \$ 160.00 | CHRIS WHATLEY-----AUTO | 1ST | 12/30/25 | 02/02/26 | 03/02/26 | 04/01/26 |
| 24 | | \$ 160.00 | CHRIS WHATLEY-----AUTO | 15TH | 01/15/26 | 02/16/26 | 03/16/26 | |
| 25 | 19251 | \$ 100.00 | BOBBY SANFORD | 1ST | 10/24/25 | 12/15/25 | 12/15/25 | 12/15/25 |
| 26 | | \$ 160.00 | CHRIS WHATLEY-----AUTO | 1ST | 01/02/26 | 02/02/26 | 03/02/26 | 04/01/26 |

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| | | | | | | | | |
|----|-------|-----------|------------------------|------|----------|----------|----------|--|
| 27 | | | 14X19 | | | | | |
| 28 | | \$ 200.00 | KRISTEN RAY | 25TH | 02/03/26 | 03/05/26 | | |
| 29 | | \$ 210.00 | KRISTEN RAY | 25TH | 02/03/26 | 03/05/26 | | |
| 30 | 39090 | \$ 210.00 | JAMES JACKSON-----AUTO | 10TH | 01/12/26 | 02/10/26 | 03/10/26 | |
| 31 | | \$ 150.00 | RANDALL LOFTIN | 20TH | 01/15/26 | 02/16/26 | 03/16/26 | |
| 32 | | | 12x14 | | | | | |

Jan Feb Mar April

| | | | | | | | | |
|----|-------|----------|-----------------|------|----------|----------|----------|--|
| OS | 99999 | \$ 50.00 | ADRIAN FALCONER | 25TH | 02/04/26 | 03/02/26 | 03/21/26 | |
|----|-------|----------|-----------------|------|----------|----------|----------|--|

SECTION 3

03

DEMOGRAPHICS

Demographics
Aerial_(5).pdf
Broker of Record

Marcus & Millichap

117 EASTVIEW DR

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2030 Projection | | | |
| Total Population | 444 | 9,890 | 26,798 |
| 2025 Estimate | | | |
| Total Population | 435 | 9,829 | 26,604 |
| 2020 Census | | | |
| Total Population | 426 | 9,848 | 26,888 |
| 2010 Census | | | |
| Total Population | 435 | 11,005 | 28,124 |
| Daytime Population | | | |
| 2025 Estimate | 418 | 12,349 | 33,978 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2030 Projection | | | |
| Total Households | 191 | 4,008 | 10,647 |
| 2025 Estimate | | | |
| Total Households | 188 | 3,952 | 10,513 |
| Average (Mean) Household Size | 2.5 | 2.5 | 2.5 |
| 2020 Census | | | |
| Total Households | 182 | 3,849 | 10,258 |
| 2010 Census | | | |
| Total Households | 187 | 4,109 | 10,469 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| 2025 Estimate | | | |
| \$250,000 or More | 5.7% | 4.9% | 3.7% |
| \$200,000-\$249,999 | 3.7% | 3.4% | 2.5% |
| \$150,000-\$199,999 | 3.4% | 3.5% | 4.2% |
| \$125,000-\$149,999 | 4.4% | 2.6% | 3.1% |
| \$100,000-\$124,999 | 5.9% | 4.5% | 8.9% |
| \$75,000-\$99,999 | 15.5% | 9.6% | 11.3% |
| \$50,000-\$74,999 | 18.8% | 16.9% | 15.9% |
| \$35,000-\$49,999 | 11.4% | 13.0% | 12.3% |
| \$25,000-\$34,999 | 8.2% | 12.2% | 10.8% |
| \$15,000-\$24,999 | 19.3% | 12.5% | 11.6% |
| Under \$15,000 | 3.8% | 16.8% | 15.8% |
| Average Household Income | \$84,337 | \$72,828 | \$72,389 |
| Median Household Income | \$62,368 | \$47,304 | \$52,507 |
| Per Capita Income | \$33,793 | \$29,162 | \$28,954 |

117 EASTVIEW DR

DEMOGRAPHICS

| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| Population By Age | | | |
| 2025 Estimate | 435 | 9,829 | 26,604 |
| 0 to 4 Years | 6.2% | 6.8% | 7.4% |
| 5 to 14 Years | 14.7% | 14.6% | 14.6% |
| 15 to 17 Years | 4.4% | 4.3% | 4.3% |
| 18 to 19 Years | 2.2% | 2.7% | 2.7% |
| 20 to 24 Years | 5.2% | 6.6% | 6.6% |
| 25 to 29 Years | 4.5% | 5.9% | 6.2% |
| 30 to 34 Years | 6.0% | 6.4% | 6.3% |
| 35 to 39 Years | 5.9% | 6.2% | 6.2% |
| 40 to 49 Years | 9.8% | 11.0% | 11.1% |
| 50 to 59 Years | 12.1% | 11.3% | 10.9% |
| 60 to 64 Years | 7.3% | 6.5% | 6.3% |
| 65 to 69 Years | 6.7% | 5.8% | 5.7% |
| 70 to 74 Years | 4.9% | 4.4% | 4.4% |
| 75 to 79 Years | 5.0% | 3.4% | 3.3% |
| 80 to 84 Years | 2.8% | 2.0% | 2.0% |
| Age 85+ | 2.3% | 1.9% | 2.0% |
| Median Age | 40.0 | 37.0 | 36.0 |

| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|---------|
| Population 25+ by Education Level | | | |
| 2025 Estimate Population Age 25+ | 293 | 6,385 | 17,134 |
| Elementary (0-8) | 1.5% | 5.8% | 6.5% |
| Some High School (9-11) | 6.0% | 8.6% | 7.6% |
| High School Graduate (12) | 49.5% | 32.9% | 33.2% |
| Some College (13-15) | 22.9% | 22.7% | 21.1% |
| Associate Degree Only | 9.1% | 11.6% | 10.8% |
| Bachelor's Degree Only | 7.9% | 9.2% | 12.2% |
| Graduate Degree | 3.0% | 9.3% | 8.5% |
| HOUSING UNITS | | | |
| Occupied Units | | | |
| 2030 Projection | 209 | 4,604 | 12,028 |
| 2025 Estimate | 206 | 4,541 | 11,874 |
| Owner Occupied | 142 | 2,455 | 6,378 |
| Renter Occupied | 33 | 1,487 | 4,109 |
| Vacant | 18 | 588 | 1,361 |
| Persons in Units | | | |
| 2025 Estimate Total Occupied Units | 188 | 3,952 | 10,513 |
| 1 Person Units | 22.9% | 32.2% | 30.8% |
| 2 Person Units | 36.7% | 28.8% | 29.7% |
| 3 Person Units | 17.0% | 15.1% | 15.8% |
| 4 Person Units | 14.9% | 13.6% | 13.5% |
| 5 Person Units | 6.4% | 5.7% | 5.7% |
| 6+ Person Units | 2.1% | 4.7% | 4.4% |

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 26,604. The population has changed by -5.40 percent since 2010. It is estimated that the population in your area will be 26,798 five years from now, which represents a change of 0.7 percent from the current year. The current population is 48.1 percent male and 51.9 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 339 people per square mile.



HOUSEHOLDS

There are currently 10,513 households in your selected geography. The number of households has changed by 0.42 percent since 2010. It is estimated that the number of households in your area will be 10,647 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$52,507, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 74.37 percent since 2010. It is estimated that the median household income in your area will be \$63,284 five years from now, which represents a change of 20.5 percent from the current year.

The current year per capita income in your area is \$28,954, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$72,389, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 10,673 people in your selected area were employed. The 2010 Census revealed that 45.1 percent of employees are in white-collar occupations in this geography, and 35.3 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 20.00 minutes.



HOUSING

The median housing value in your area was \$148,531 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 6,409.00 owner-occupied housing units and 4,059.00 renter-occupied housing units in your area.



EDUCATION

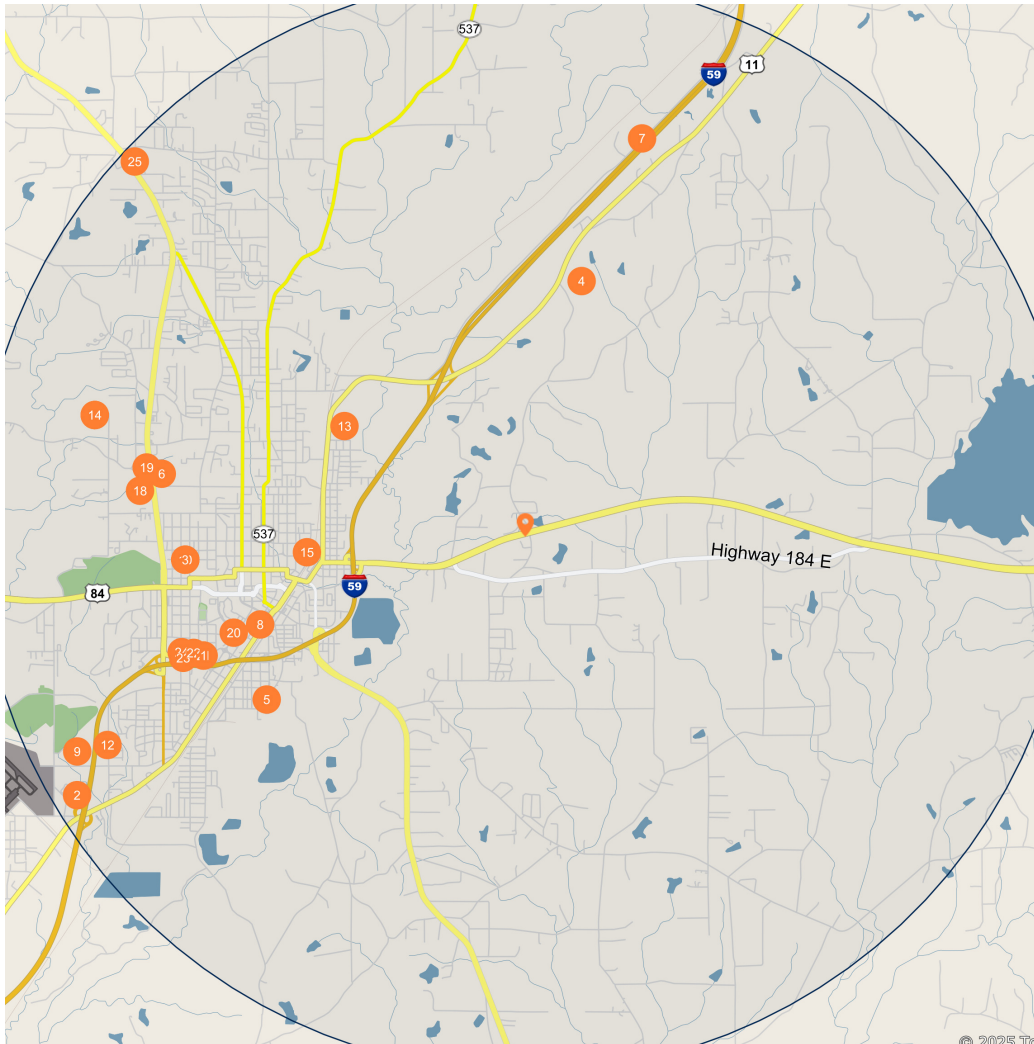
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 20.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 40.1 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



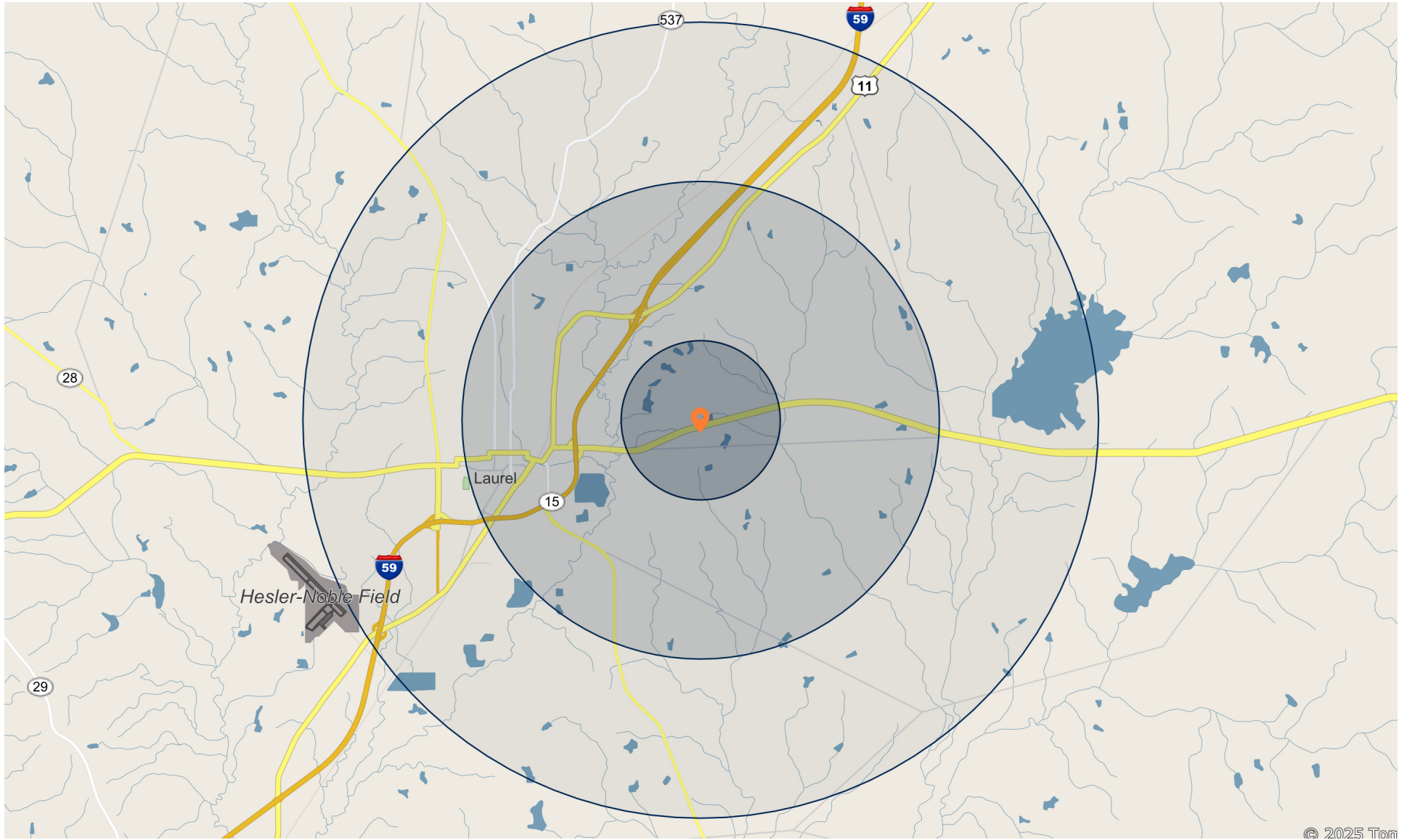
Major Employers

Employees

| | | |
|----|--|-------|
| 1 | South Cntl Rgional Med Ctr Inc- | 1,100 |
| 2 | Sanderson Farms LLC Proc Div- | 896 |
| 3 | Wayne Farms LLC-Wayne Farms | 569 |
| 4 | Howard Industries Inc-Howard Computers | 500 |
| 5 | Masonite Corporation- | 492 |
| 6 | Walmart Inc-Walmart | 266 |
| 7 | Amick Farms LLC- | 250 |
| 8 | Tanner Construction Company- | 225 |
| 9 | Deepwell Energy Services LLC- | 220 |
| 10 | Wayne Farms LLC-General Offices & Proc Plant | 191 |
| 11 | Morgan Brothers Millwork Inc- | 180 |
| 12 | South Central Regional Med Ctr-Comfortcare Nursing Center | 154 |
| 13 | Mid-South Industries Inc-Thermo-Kool | 154 |
| 14 | Sanderson Farms Inc Prod Div- | 150 |
| 15 | Laurel Machine and Foundry Co-Lmf | 140 |
| 16 | Sanderson Farms LLC-Sanderson Farms | 125 |
| 17 | Sanderson Farms LLC Proc Div-Sanderson Farms Inc Proc Div | 125 |
| 18 | Lowes Home Centers LLC-Lowes | 115 |
| 19 | J M S Enterprises Inc-McDonalds | 100 |
| 20 | J M S Enterprises Inc-McDonalds | 99 |
| 21 | South Cntl Rgional Med Ctr Inc-Alcohol & Chemical Dependency | 93 |
| 22 | South Cntl Rgional Med Ctr Inc-Laboratory | 93 |
| 23 | South Cntl Rgional Med Ctr Inc- | 93 |
| 24 | South Central Regional Med Ctr- | 93 |
| 25 | South Central Regional Med Ctr- | 93 |

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DEMOGRAPHICS



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BROKER OF RECORD

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Mississippi Broker of Record

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