



OFFERING MEMORANDUM

Marion Storage Depot Alabama

308 PICKENS STREET

Marion, AL 36756

PRESENTED BY:

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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

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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.

An aerial photograph of a town. In the upper left, a white, classical-style building with a red roof is labeled 'PERRY COUNTY COURTHOUSE'. To its right is a large, red, single-story industrial building with a grey roof and a large white garage door. In the foreground, there are several long, narrow, white storage units with red doors. The background shows a mix of residential houses and other commercial buildings. A large white circle with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 1
Property
Information

MARION STORAGE DEPOT | ALABAMA



OFFERING SUMMARY

SALE PRICE:	\$385,000
NUMBER OF UNITS:	104
LOT SIZE:	0.91 Acres
BUILDING SIZE:	9,600 SF

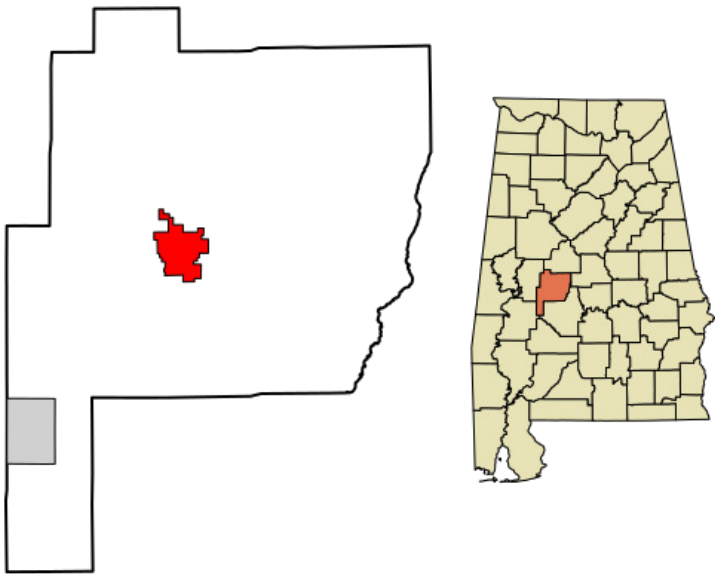
PROPERTY DESCRIPTION

SVN and SelfStorageSales.com are pleased to present **Marion Storage Depot** for sale. This **9,600**-square-foot facility spans two lots totaling **0.91 acres** in Marion, AL, offering **104 units** managed remotely through Easy Storage Solutions for streamlined, low-maintenance operations. Marion Storage Depot provides an efficient investment opportunity in a growing market. **ONLY 3 SF OF STORAGE SUPPLY PER PERSON IN THE AREA.**

PROPERTY HIGHLIGHTS

- Set up on Remote Management
- MSA Population: 37,000+

LOCATION DESCRIPTION



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Marion, AL, is a charming town nestled in Perry County and part of the **Selma Micropolitan Statistical Area, which has a population of over 37,000**. This community serves as a hub with a strong local economy and convenient access to key transportation routes, making it an attractive spot for both businesses and residents. With a growing mix of residential and commercial development, there’s a steadily increasing demand for storage space in the area. The job market in Marion is diverse, featuring key sectors like education, healthcare, manufacturing, retail, and government. Home to institutions such as Judson College and Marion Military Institute, the town experiences a steady influx of people, which helps drive the demand for storage solutions. Investors have a great opportunity to take advantage of Marion’s strategic location and vibrant community atmosphere, making it an ideal place for reliable, long-term investments.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



SECTION 2
Location
Information

AERIAL MAP



An aerial photograph of a town. In the upper left, a white, classical-style building with columns is labeled 'PERRY COUNTY COURTHOUSE'. To its right is a large, red, single-story industrial building with a grey roof and many windows. Below this red building are several long, narrow, white storage units with red doors. The foreground is filled with green trees. A large white circle with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 3
Financial
Analysis

FINANCIAL ANALYSIS

Size	# Units	# Occupied	sq ft / unit	sq ft total	Occupied sq ft	Price	Avg Actual Price	Gross Current Income	Gross Possible Income	Occupancy %	Area Occ	Economic Occ
5 x 10	18	11	50	900	550	\$34.00	\$35.09	\$385.99	\$631.62	61.11%	61.11%	63.07%
8 x 10	40	19	80	3,200.0	1,520.0	\$43.00	\$43.84	\$832.96	\$1,753.60	47.50%	47.50%	48.43%
10 x 10	36	24	100	3,600.0	2,400.0	\$49.00	\$49.79	\$1,194.96	\$1,792.44	66.67%	66.67%	67.74%
10 x 15	2	1	150	300	150	\$70.00	\$70.00	\$70.00	\$140.00	50.00%	50.00%	50.00%
10 x 20	8	5	200	1,600.0	1,000.0	\$89.00	\$92.80	\$464.00	\$742.40	62.50%	62.50%	65.17%
	104	60		9600				TTP Fees Average	\$625.00	\$625.00		
								Other Fees Average	\$395.00	\$395.00		
								MONTHLY	\$3,967.91	\$6,080.06		
								ANNUALLY	\$47,614.92	\$72,960.72		

Marion Storage Depot

Profit & Loss

January through September 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	TOTAL Sept	Monthly	2024 Forecast	Pro-Forma
Rental Income (also lates fees, etc)	4,316.00	4,678.16	4,176.17	4,207.96	3,776.45	3,725.61	4,873.99	3,156.05	3,640.02	36,550.41	4,061.16	48,733.88	80,400.00
Total Income	4,316.00	4,678.16	4,176.17	4,207.96	3,776.45	3,725.61	4,873.99	3,156.05	3,640.02	36,550.41	4,061.16	48,733.88	80,400.00
Expense	1,289.00	764.00	927.50	443.00	300.00	0.00	0.00	0.00	0.00	3,723.50	300.00	3,600.00	1,800.00
Advertising and Promotion													
Bank Service Charges	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	12.00	144.00	144.00
Contract Labor (\$300)	200.01	200.01	300.01	290.01	280.01	360.00	300.00	300.00	300.00	2530.05	300.00	3,600.00	3,600.00
Insurance Expense	866.72	430.86	0.00	0.00	0.00	430.86	0.00	0.00	0.00	1728.44	416.83	5,002.00	5,002.00
Management	546.00	546.00	546.00	546.00	546.00	546.00	546.00	546.00	546.00	4914.00	546.00	6,552.00	6,552.00
Office Supplies	0.00	4.13	0.00	0.00	0.00	-0.01	74.69	45.68	279.85	404.34	33.70	404.34	240.00
Repairs and Maintenance	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	150.00	500.00	1,800.00
Property Taxes	43.05	0.00	15.05	0.00	0.00	0.00	0.00	0.00	0.00	58.10	123.94	1,487.28	1,487.28
Total Expense	3,206.78	1,945.00	1,788.56	1,279.01	1,126.01	1,336.85	920.69	891.68	2,662.13	13,620.43	1,882.47	21,289.62	20,625.28
Net Ordinary Income	1109.22	2733.16	2387.61	2928.95	2650.44	2388.76	3953.30	2264.37	977.89	22,929.98	2,178.69	27,444.26	59,774.72

* The Local maintenance person is \$300/month for general property work including landscaping

Marketing is per owner choice but on average should be about \$300/month (Google/Facebook)

Management is the Website/Software/Call Center: Website/Software is \$1 per unit per mo= \$104; Call Center is \$4.25 per unit per mo = \$442

SECTION 4
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

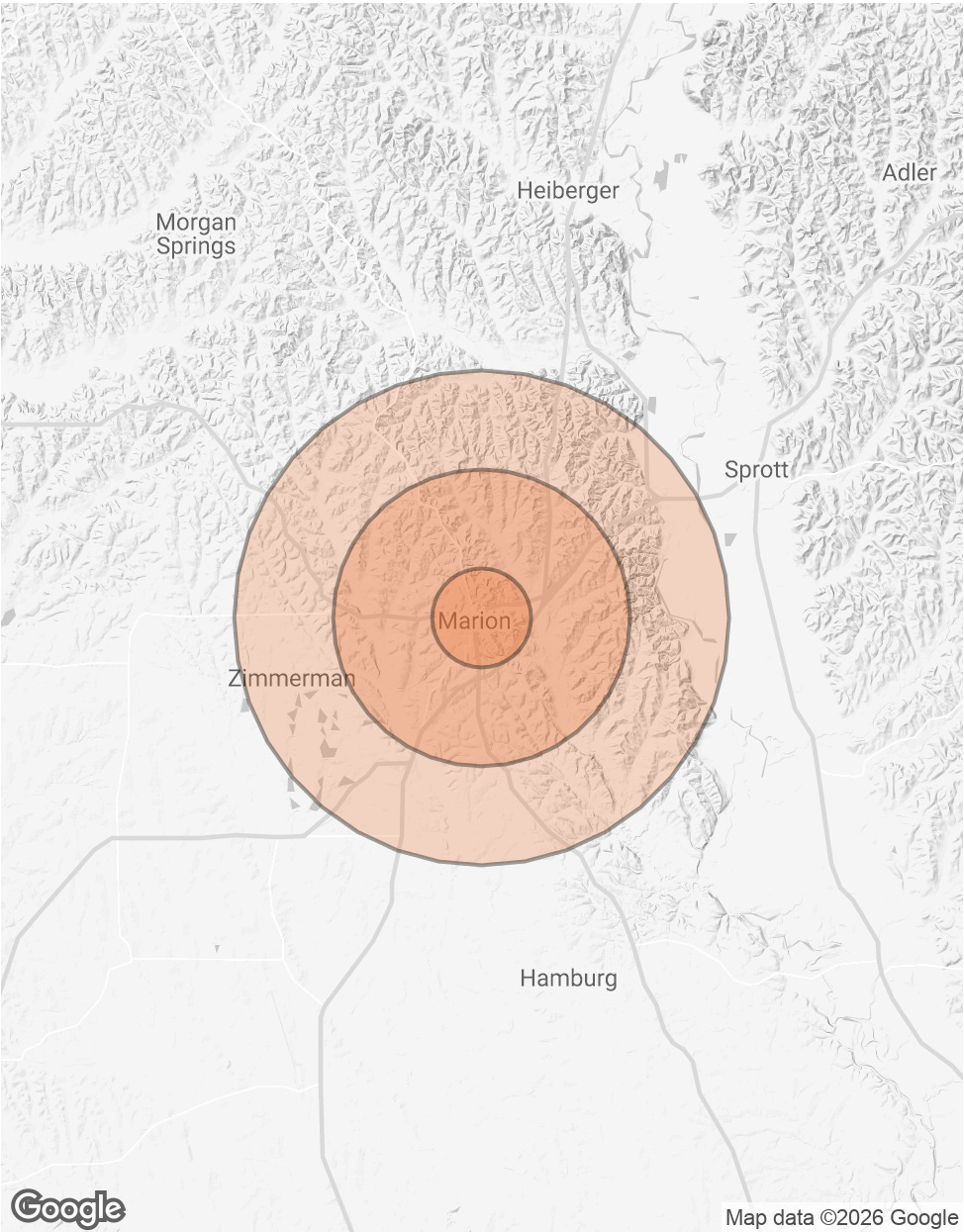
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,844	3,131	3,474
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	42	43	43

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	664	1,146	1,285
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$52,773	\$52,000	\$51,698
AVERAGE HOUSE VALUE	\$127,435	\$127,159	\$127,916

2020 American Community Survey (ACS)



SECTION 5
Advisor Bios



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.

EDUCATION

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PROFESSIONAL BACKGROUND

Justin is licensed in Alabama, Florida, Mississippi, Georgia, and Louisiana and has grown his business into a full-service commercial brokerage firm with the help of his expanding team of advisors and managers. He operates with a people-first, client-focused approach rooted in communication, stewardship, and consistency—prioritizing long-term value creation and meaningful client relationships. His professional achievements and community involvement were recently recognized when he was named one of Mobile Bay Magazine's Top 40 Under 40 for 2025, honoring his leadership and impact within both the industry and the community.

Justin is licensed in AL, FL, MS, GA, and LA and has grown his business into a full service commercial brokerage firm with the help of his expanding team of advisors and managers.

EDUCATION

Mr. Toomey spent two years at Louisiana State University and finished his bachelor's degree in 2011 at the University of Alabama at Birmingham, where he graduated Magna Cum Laude.

SVN | Toomey Property Advisors

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