

OFFERING MEMORANDUM
3703 North West Street

3703 NORTH WEST STREET

Jackson, MS 39216

PRESENTED BY:

KRISTEN ASMAN

Phone: 614.370.9077

kristen.asman@svn.com

OH #658012934

KATELEIGH CALLOWAY

Phone: 205.937.2299

kateleigh.calloway@svn.com

AL #000137811-0

MICHAEL CARRO, CCIM

Phone: 850.434.7500

mcarro@svn.com

MS #22421

KRISTEN ASMAN

O: 614.370.9077

kristen.asman@svn.com

OH #658012934

PRESENTED BY:

KATELEIGH CALLOWAY

O: 205.937.2299

kateleigh.calloway@svn.com

AL #000137811-0

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

MS #22421



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.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

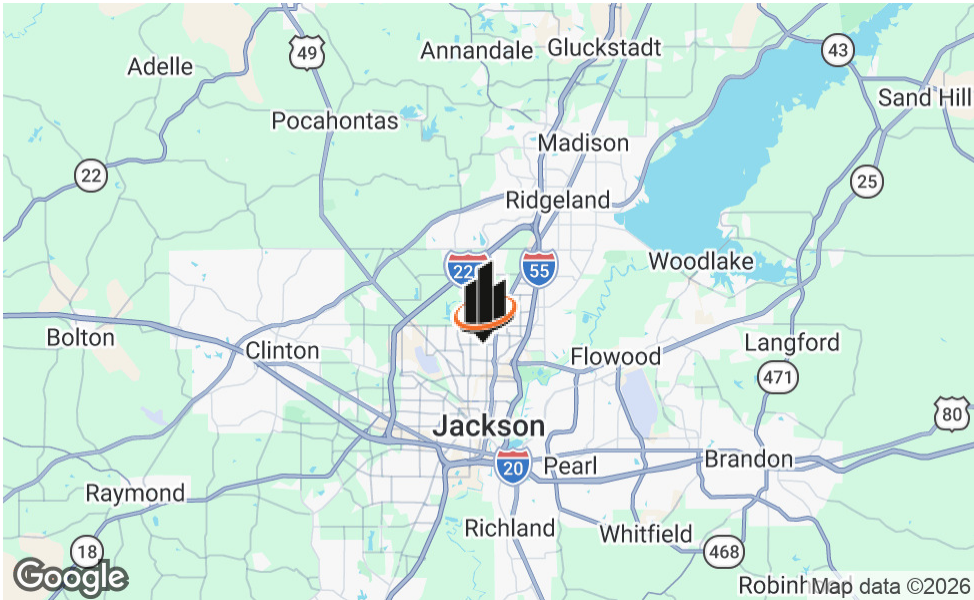
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this 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

PRICE	\$350,000
SQUARE FOOTAGE:	10,820 SF

PROPERTY DESCRIPTION

SVN is pleased to offer for sale a 10,820 SF self-storage facility located in Jackson, MS. The property is **fully vacant and positioned as a strong value-add opportunity**, giving new ownership the ability to implement management, drive lease-up, and **establish long-term cash flow**. With steady storage demand in the Jackson market, this site provides a clear path for repositioning and growth.

PROPERTY HIGHLIGHTS

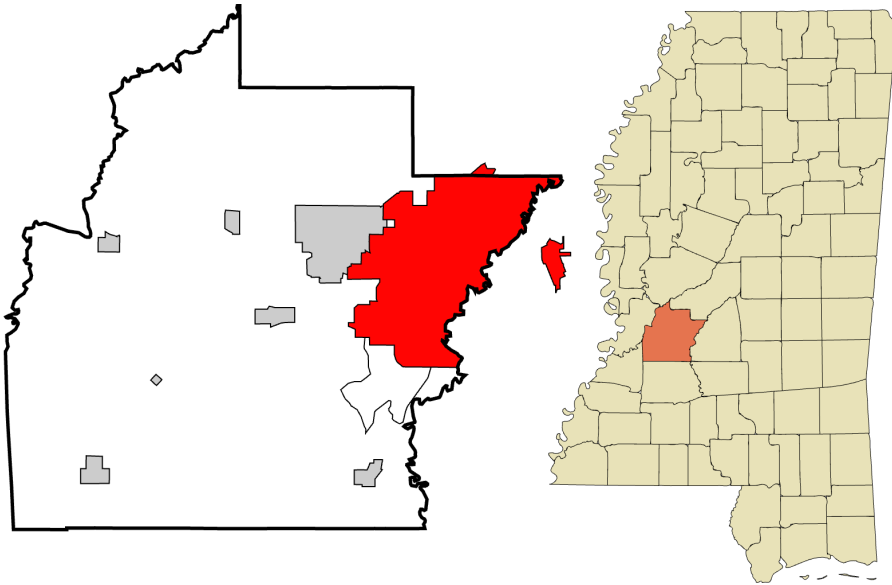
- Value-Add Potential: Property can be **renovated, rebranded, and fully optimized**.
- Jackson MSA Population: 600,000+
- **Below-Market Entry Price**

ADDITIONAL PHOTOS



SECTION 2
Location
Information

LOCATION DESCRIPTION



LOCATION DESCRIPTION

Located in the heart of Jackson, Mississippi, this asset benefits from being positioned within the state's largest and most economically active metro. The Jackson MSA is home to more than 600,000 residents, supported by major anchors including the University of Mississippi Medical Center, state government offices, regional healthcare hubs, and a diverse employment base. As the cultural and business center of Mississippi, Jackson continues to attract steady activity from both residents and businesses, creating consistent demand drivers for storage, housing, and service-based industries.

For investors, Jackson offers an attractive combination of affordability, accessibility, and long-term stability. The region's strong commuter population, expanding suburban growth, and steady renter base support healthy storage fundamentals. With limited new supply in many pockets of the market, well-positioned facilities have room to capture lease-up momentum and generate meaningful value. This location provides a solid foundation for a new owner to implement management, stabilize operations, and take advantage of a metro with reliable demand.

AERIAL MAP



SECTION 3
Demographics

An aerial night photograph of the Jackson, Mississippi skyline. The image shows various city buildings, including a prominent one with 'Trustmark' signage. In the foreground, a large billboard reads 'Welcome to JACKSON'. A circular graphic with concentric lines and two small circles (one orange, one blue) is overlaid on the left side of the image.

SECTION 4 Advisor Bios

ADVISOR BIO 1



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 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

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

ADVISOR BIO 2



KATELEIGH CALLOWAY

Advisor

kateleigh.calloway@svn.com
Direct: 205.937.2299

AL #000137811-0 // FL # SL3636547

PROFESSIONAL BACKGROUND

Kateleigh Calloway, Advisor & Partner at SVN | Southland Commercial, specializes in self-storage investment sales throughout the Southeast. Originally from Birmingham, Alabama, she earned her bachelor’s degree in Marketing and Finance from Auburn University and has been an advisor with SVN for over 5 years.

As a member of the SVN National Self Storage Team, Kateleigh works alongside an industry-leading group that has completed more than \$1 billion in self-storage transactions nationwide. She is also a member of the National Self Storage Association.

Outside of work, Kateleigh enjoys cooking, traveling, and fishing!

EDUCATION

Bachelor of Science in Marketing and Finance

MEMBERSHIPS

National Self Storage Association

SVN | SouthLand Commercial
186 N. Palafox St.,
Pensacola, FL 32502
850.434.7500

ADVISOR BIO 3



MICHAEL CARRO, CCIM

Senior Advisor, Principal

mcarro@svn.com

Direct: 850.434.7500 | Cell: 850.380.3344

MS #22421 // FL #BK3179263 / AL #000093777 /

PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Licensed in Florida, Alabama & Mississippi. Before starting SVN | SouthLand, he was the 2009-2012 Top Producer for NAI Pensacola. He received the NAIOP 2023, 2016 and 2010 “Broker Deal of the Year” Award and the “New Development of the Year” in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2025 and previously #3 Top Producer in the USA for SVN.

- *Host of the "Blue Dirt - Commercial Real Estate Investing for Idiots"
- *Founded The Restaurant Realty Network & The Restaurant Realty in 10 Podcast and “The Restaurant Realty Show” on News Radio 1620.
- *Former 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.

MEMBERSHIPS

- *2024 - Current | Community Redevelopment Agency (CRA) Urban Core Board
- *2024-25 CCIM Panhandle District President
- Former President of Gallery Night Pensacola

SVN | SouthLand Commercial
186 N. Palafox St.,
Pensacola, FL 32502
850.434.7500