



BRUNSWICK LOCK STORAGE

1825 GLYNN AVE, BRUNSWICK, GA | OFFERING MEMORANDUM



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| 1825 Glynn Ave, Brunswick, GA



NRSF - $\pm 39,474$ SF
SF Occupancy - 93%

New Residential Developments



**Autumns Wood Subdivision
Phase 2 and 3**



Unspecified Locations

Vintage Brunswick

272 Units

Tanglewood Subdivision Phase 2

132 Units

RFQ Design

Single-Family Homes New Construction

Villas at Golden Isles



Pointe Villas

171 Units



Walker Road Residential Development



Royal Woods

90 Units



Nix Lane Housing



Old Cypress Mill Road Apartments

240 Units



Nix Lane Senior Living Development

80 Units



Brunswick Commons Apartments

60 Units



Glynn Avenue Residential Development



King City Subdivision



Majestic Oaks Phase II



Island View Development - Phase I / Brunswick

204 Units

Island View Development - Phase II / Brunswick

93 Units

**Subject
Property**

Google Earth



Glynn Isles Shopping Mall

TARGET PETSMART
Lowe's DICK'S Sporting Goods Starbucks
Staples OLD NAVY

Cypress Mill Square

BIG!LOTS
Walmart Supercenter



College of Coastal Georgia
±3,700 Students

Built in 2025



Pointe Grand Island View Apartments
±226 Units



**Southeast Georgia Health System
Brunswick Campus**
±300 Beds

Brunswick High School
±1,984 Students



Subject Property



±23,100 VPD

EXECUTIVE SUMMARY

Austin McLeod with Matthews™ has been exclusively hired to market for sale Brunswick Lock Storage, a stabilized, high-performing self-storage facility encompassing ±39,474 rentable square feet across 316 units. This asset is strategically located immediately over the bridge from Saint Simons Island, positioning it extremely well to capture potential tenants wanting to rent storage that live on the Island. The property also benefits from direct frontage along US 17, seeing over 23,100 vehicles per day. Due to these factors, occupancy is currently 93% with rental rates below market.

The surrounding trade area continues to demonstrate solid economic and demographic momentum as well. The Brunswick MSA is anchored by the Port of Brunswick—under 4 miles away and one of the nation's top roll-on/roll-off ports handling approximately 10% of U.S. auto imports and record volumes of autos and heavy equipment in recent years. Tourism and hospitality represent the largest private employment sector (21%+ of jobs), driven by the proximity to St. Simons Island and Jekyll Island attractions. This growth is underpinned by a residential development pipeline totaling \$280 million in value across 12 different developments within a five-mile radius.

Further enhancing the property's long-term value is its location in a stable coastal Georgia market that leverages resilient port-driven logistics, domestic-focused tourism recovery, and regional employment drivers. With Brunswick situated along I-95 and US-17 approximately 70 miles north of Jacksonville International Airport, the market will continue to attract port-related, tourism, residential, and commercial storage demand for years to come. These factors have caused very high demand for self-storage in the market, with the city of Brunswick has some of the highest self-storage rents in the entire state of Georgia.

Please contact Austin McLeod to access the full deal room and discuss the offering in further detail.





01

PROPERTY
DETAILS



ASSET OVERVIEW

Facility Name	Brunswick Lock Storage
Address	1825 Glynn Ave
City, State	Brunswick, GA
County	Glynn County
Parcel Number	01-02634
Lot Size (Acres)	±1.86
Year Built	1998
Number of Buildings	6
Number of Stories	1
Net Rentable SF	±39,474
Total Units	316
Climate Controlled Units	192
Non-Climate Controlled Units	100
Unit Occupancy	92%
Square Foot Occupancy	93%
Economic Occupancy	87%
3-Mile SF/Capita	9.52
5-Mile SF/Capita	14.83
Management	Owner-Operated with Employees
Foundation	Concrete
Framing	Steel
Roof	Metal
Fencing	Chain-Link
Parking Surface	Paved
Entry	Keypad Access
Traffic Counts	23,100 VPD
Flood Zone	No
On-Site Apartment	No

INVESTMENT HIGHLIGHTS

- High performing facility with 92% unit occupancy and 93% square foot occupancy
- Strong traffic counts with over 23,100 vehicles per day passing by the site
- Frontage and access off of US-17, with this location being the first storage facility when coming over the bridge from Saint Simons Island
- Room to push asking rental rates and in-place rents
- Located under 4 miles away from the Port of Brunswick, one of the nation's top roll-on/roll-off ports (handling ~10% of U.S. auto imports)
- \$280 Million in the Residential Pipeline across 12 developments within a five-mile radius



LISTING DETAILS

MARKET BID

List Price

\$293,380

Current NOI

\$327,526

Year 2 NOI

\$352,180

Year 4 NOI

316

Total Units

192

Climate Controlled Units

100

Non-Climate Controlled Units

92%

Unit Occupancy

93%

SF Occupancy

87%

Economic Occupancy





UNIT MIX

Climate Controlled - Ground Level

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
3 X 4	12	1	1	0	12	\$70	\$70	\$840
4 X 6	24	1	1	0	24	\$120	\$120	\$1,440
5 X 5	25	7	5	2	175	\$60	\$420	\$5,039
5 X 5	25	9	9	0	225	\$90	\$810	\$9,719
5 X 7	35	1	1	0	35	\$133	\$133	\$1,596
5 X 8	40	4	4	0	160	\$90	\$360	\$4,320
6 X 7	42	2	2	0	84	\$85	\$170	\$2,040
5 X 10	50	17	17	0	850	\$95	\$1,615	\$19,378
5 X 15	75	4	4	0	300	\$120	\$480	\$5,760
10 X 10	100	55	47	8	5,500	\$170	\$9,349	\$112,193
9 X 12	108	3	2	1	324	\$195	\$585	\$7,020
10 X 12	120	4	4	0	480	\$150	\$600	\$7,200
7 X 20	140	1	1	0	140	\$253	\$253	\$3,036
12 X 12	144	1	1	0	144	\$130	\$130	\$1,560
10 X 15	150	35	34	1	5,250	\$195	\$6,825	\$81,896
10 X 20	200	36	35	1	7,200	\$199	\$7,164	\$85,964
9 X 25	225	4	4	0	900	\$319	\$1,276	\$15,312
10 X 30	300	7	7	0	2,100	\$315	\$2,205	\$26,459
Totals	-	192	179	13	23,903	-	\$32,564	\$390,769

UNIT MIX

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 12	60	4	4	0	240	\$97	\$388	\$4,656
5 X 15	75	3	3	0	225	\$103	\$309	\$3,708
10 X 10	100	38	30	8	3,800	\$105	\$3,990	\$47,875
10 X 15	150	17	15	2	2,550	\$126	\$2,142	\$25,702
10 X 20	200	38	37	1	7,600	\$155	\$5,890	\$70,675
Totals	-	100	89	11	14,415	-	\$12,718	\$152,616

Warehouse

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
15 X 40	600	1	1	0	600	\$600	\$600	\$7,200
Totals	-	1	1	0	600	-	\$600	\$7,200

Mailboxes

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
3 X 5.5	17	16	15	1	264	\$18	\$288	\$3,454
5 X 5.5	28	4	3	1	110	\$25	\$100	\$1,200
5.5 X 11	61	3	3	0	182	\$35	\$105	\$1,260
Totals	-	23	21	2	556	-	\$493	\$5,913

Facility Totals	-	316	290	26	39,474	-	\$46,375	\$556,498
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FINANCIAL OVERVIEW

	T-12		Year 1		Year 2		Year 3		Year 4	
	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF
Income										
Gross Potential Rent	\$549,298	\$13.92	\$576,763	\$14.61	\$594,066	\$15.05	\$611,888	\$15.50	\$630,245	\$15.97
Warehouse Income	\$4,260	\$0.11	\$4,388	\$0.11	\$4,519	\$0.11	\$4,655	\$0.12	\$4,795	\$0.12
Merchandise Sales	\$1,528	\$0.04	\$1,574	\$0.04	\$1,621	\$0.04	\$1,670	\$0.04	\$1,720	\$0.04
Tenant Insurance (Net)	\$16,515	\$0.42	\$17,082	\$0.43	\$18,221	\$0.46	\$19,360	\$0.49	\$19,940	\$0.51
Admin Fees	\$3,685	\$0.09	\$4,320	\$0.11	\$4,450	\$0.11	\$4,583	\$0.12	\$4,721	\$0.12
Late Fees	\$6,457	\$0.16	\$7,103	\$0.18	\$7,458	\$0.19	\$7,682	\$0.19	\$7,912	\$0.20
Economic Vacancy	-12.7% (\$69,798) (\$1.77)	-10.0%	(\$57,676) (\$1.46)	-10.0%	(\$59,407) (\$1.50)	-10.0%	(\$61,189) (\$1.55)	-10.0%	(\$63,024) (\$1.60)	
Effective Gross Income	\$511,946	\$12.97	\$553,554	\$14.02	\$570,929	\$14.46	\$588,649	\$14.91	\$606,308	\$15.36
Expenses										
Real Estate Taxes	\$25,308	\$0.64	\$30,402	\$0.77	\$31,010	\$0.79	\$31,630	\$0.80	\$32,263	\$0.82
Insurance	\$40,486	\$1.03	\$41,295	\$1.05	\$42,121	\$1.07	\$42,964	\$1.09	\$43,823	\$1.11
Utilities & Trash	\$38,688	\$0.98	\$39,462	\$1.00	\$40,251	\$1.02	\$41,056	\$1.04	\$41,877	\$1.06
On-Site Payroll	\$42,181	\$1.07	\$43,025	\$1.09	\$43,885	\$1.11	\$44,763	\$1.13	\$45,658	\$1.16
Management Fees	\$25,597	\$0.65	\$27,678	\$0.70	\$28,546	\$0.72	\$29,432	\$0.75	\$30,315	\$0.77
Bank and Credit Card Fees	\$12,735	\$0.32	\$12,455	\$0.32	\$12,846	\$0.33	\$13,245	\$0.34	\$13,642	\$0.35
Advertising & Marketing	\$2,331	\$0.06	\$12,000	\$0.30	\$12,240	\$0.31	\$12,485	\$0.32	\$12,734	\$0.32
Office & Administrative	\$7,311	\$0.19	\$7,458	\$0.19	\$7,607	\$0.19	\$7,759	\$0.20	\$7,914	\$0.20
Telephone & Internet	\$2,700	\$0.07	\$2,754	\$0.07	\$2,809	\$0.07	\$2,865	\$0.07	\$2,923	\$0.07
Repairs & Maintenance	\$21,229	\$0.54	\$21,653	\$0.55	\$22,086	\$0.56	\$22,528	\$0.57	\$22,979	\$0.58
Total Operating Expenses	\$218,566	\$5.54	\$238,182	\$6.03	\$243,402	\$6.17	\$248,727	\$6.30	\$254,128	\$6.44
Operating Expense Ratio	42.7%	-	43.0%	-	42.6%	-	42.3%	-	41.9%	-
Net Operating Income	\$293,380	\$7.43	\$315,372	\$7.99	\$327,526	\$8.30	\$339,921	\$8.61	\$352,180	\$8.92

ASSUMPTIONS:

- Gross Potential Rent - 5% increase in Year 1, and 3% increases in Year 2, Year 3, and Year 4
- Tenant Insurance (Self-Storage Units Only) - 75% penetration x \$6.50 (Profit) x 12 months in Year 1, 80% penetration in Year 2, 85% penetration in Year 3, 3% annual growth moving forward
- Admin Fees - \$24 per move-in x 15 move-ins per month x 12 months in Year 1, 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 25% goodwill allocation) and current millage rate, followed by 2% annual growth moving forward
- Insurance Expense - 2% annual growth starting in Year 1
- Utilities Expense - 2% annual growth starting in Year 1
- Management Fee - 5% of Effective Gross Income
- Bank and Credit Card Fees - 2.25% of Effective Gross Income
- Advertising & Marketing - \$1,000 per month budget starting in Year 1, 2% annual growth moving forward
- Office & Administrative - 2% annual growth starting in Year 1
- Telephone & Internet - 2% annual growth starting in Year 1
- Repairs & Maintenance - 2% annual growth starting in Year 1

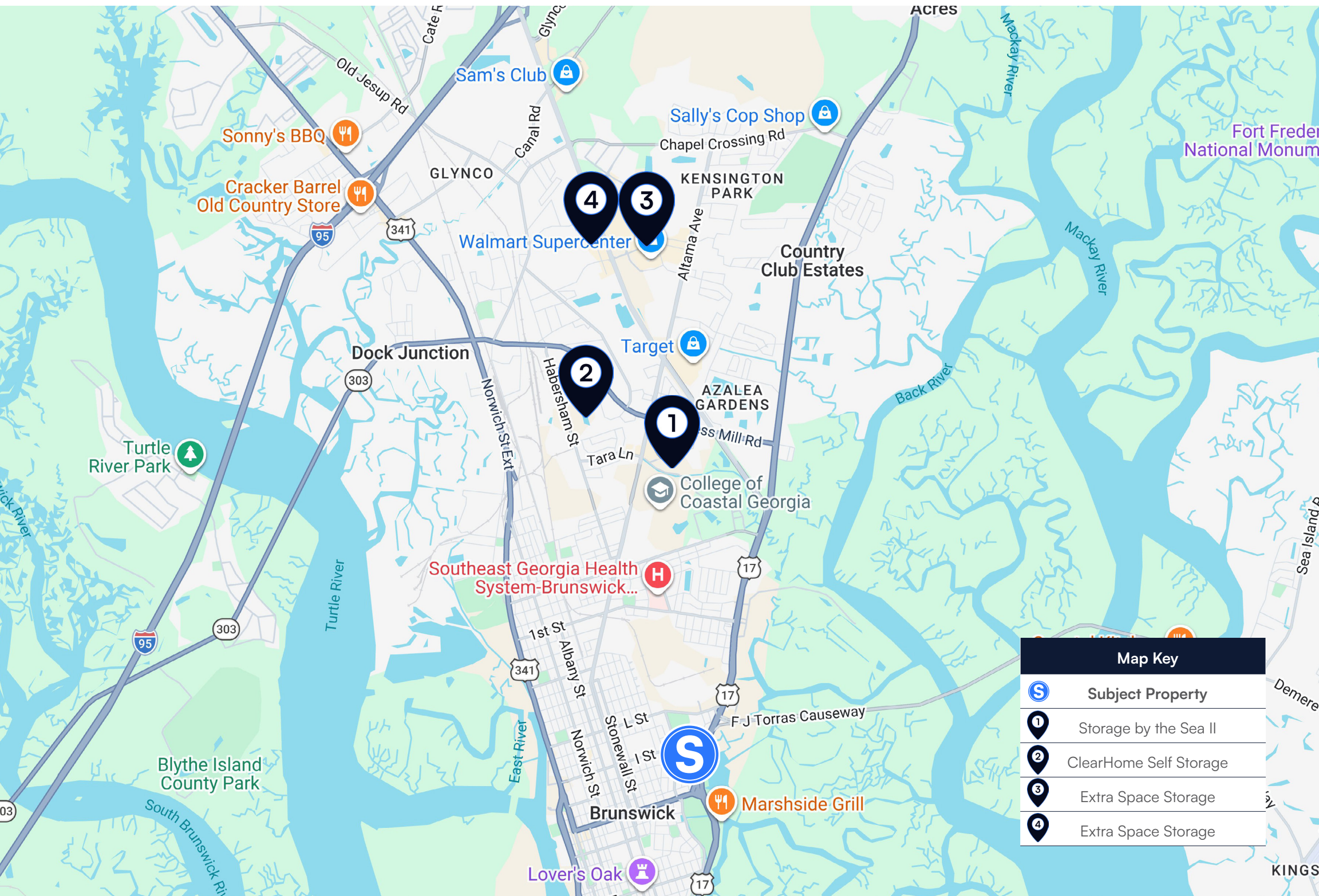
10 YEAR CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
INCOME										
Gross Potential Rent	\$576,763	\$594,066	\$611,888	\$630,245	\$649,152	\$668,627	\$688,685	\$709,346	\$730,626	\$752,545
Warehouse Income	\$4,388	\$4,519	\$4,655	\$4,795	\$4,795	\$4,795	\$4,795	\$4,795	\$4,795	\$4,795
Merchandise Sales	\$1,574	\$1,621	\$1,670	\$1,720	\$1,772	\$1,825	\$1,880	\$1,936	\$1,994	\$2,054
Tenant Insurance (Net)	\$17,082	\$18,221	\$19,360	\$19,940	\$20,539	\$21,155	\$21,789	\$22,443	\$23,116	\$23,810
Admin Fees	\$4,320	\$4,450	\$4,583	\$4,721	\$4,862	\$5,008	\$5,158	\$5,313	\$5,472	\$5,637
Late Fees	\$7,103	\$7,458	\$7,682	\$7,912	\$8,150	\$8,394	\$8,646	\$8,905	\$9,172	\$9,448
Economic Vacancy	(\$57,676)	(\$59,407)	(\$61,189)	(\$63,024)	(\$64,915)	(\$66,863)	(\$68,869)	(\$70,935)	(\$73,063)	(\$75,255)
Effective Gross Income	\$553,554	\$570,929	\$588,649	\$606,308	\$624,353	\$642,940	\$662,085	\$681,803	\$702,114	\$723,033
EXPENSES										
Real Estate Taxes	\$30,402	\$31,010	\$31,630	\$32,263	\$32,908	\$33,566	\$34,238	\$34,922	\$35,621	\$36,333
Insurance	\$41,295	\$42,121	\$42,964	\$43,823	\$44,699	\$45,593	\$46,505	\$47,435	\$48,384	\$49,352
Utilities & Trash	\$39,462	\$40,251	\$41,056	\$41,877	\$42,715	\$43,569	\$44,440	\$45,329	\$46,236	\$47,160
On-Site Payroll	\$43,025	\$43,885	\$44,763	\$45,658	\$46,572	\$47,503	\$48,453	\$49,422	\$50,411	\$51,419
Management Fees	\$27,678	\$28,546	\$29,432	\$30,315	\$31,218	\$32,147	\$33,104	\$34,090	\$35,106	\$36,152
Bank and Credit Card Fees	\$12,455	\$12,846	\$13,245	\$13,642	\$14,048	\$14,466	\$14,897	\$15,341	\$15,798	\$16,268
Advertising & Marketing	\$12,000	\$12,240	\$12,485	\$12,734	\$12,989	\$13,249	\$13,514	\$13,784	\$14,060	\$14,341
Office & Administrative	\$7,458	\$7,607	\$7,759	\$7,914	\$8,072	\$8,234	\$8,399	\$8,567	\$8,738	\$8,913
Telephone & Internet	\$2,754	\$2,809	\$2,865	\$2,923	\$2,981	\$3,041	\$3,101	\$3,163	\$3,227	\$3,291
Repairs & Maintenance	\$21,653	\$22,086	\$22,528	\$22,979	\$23,438	\$23,907	\$24,385	\$24,873	\$25,370	\$25,878
Total Operating Expenses	\$238,182	\$243,402	\$248,727	\$254,128	\$259,640	\$265,275	\$271,036	\$276,927	\$282,949	\$289,107
<i>Operating Expense Ratio</i>	<i>43.0%</i>	<i>42.6%</i>	<i>42.3%</i>	<i>41.9%</i>	<i>41.6%</i>	<i>41.3%</i>	<i>40.9%</i>	<i>40.6%</i>	<i>40.3%</i>	<i>40.0%</i>
Net Operating Income	\$315,372	\$327,526	\$339,921	\$352,180	\$364,713	\$377,665	\$391,048	\$404,877	\$419,164	\$433,926

CLIMATE CONTROLLED RENT COMPARABLES

Facility Name	Address	5x5 CC		5x10 CC		10x10 CC		10x15 CC		10x20 CC		10x30 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	1825 Glynn Ave, Brunswick, GA	\$59.99		\$94.99		\$169.99		\$194.99		\$198.99		\$314.99		-
 Storage by the Sea II	3410 Cypress Mill Rd, Brunswick, GA	\$75.00	-	-	-	\$149.00	-	-	-	-	-	\$265.00	-	2.43 Miles
 ClearHome Self Storage	3818 Community Rd, Brunswick, GA	\$79.00	\$38.00	\$108.00	\$55.00	\$152.00	\$94.00	\$172.00	\$107.00	\$203.00	\$132.00	\$291.00	\$276.00	3.05 Miles
 Extra Space Storage	125 Scranton Connector, Brunswick, GA	\$87.00	\$53.00	-	-	-	-	\$241.00	\$141.00	\$285.00	\$182.00	-	-	4.18 Miles
 Extra Space Storage	704 Mall Blvd, Brunswick, GA	\$90.00	\$50.00	\$140.00	\$78.00	\$233.00	\$141.00	\$304.00	\$199.00	\$286.00	\$197.00	\$458.00	\$353.00	4.27 Miles
Averages		\$82.75	\$47.00	\$124.00	\$66.50	\$178.00	\$117.50	\$239.00	\$149.00	\$258.00	\$170.33	\$338.00	\$314.50	
Average Rent Per Foot		\$3.31	-	\$2.48	-	\$1.78	-	\$1.59	-	\$1.29	-	\$1.13	-	

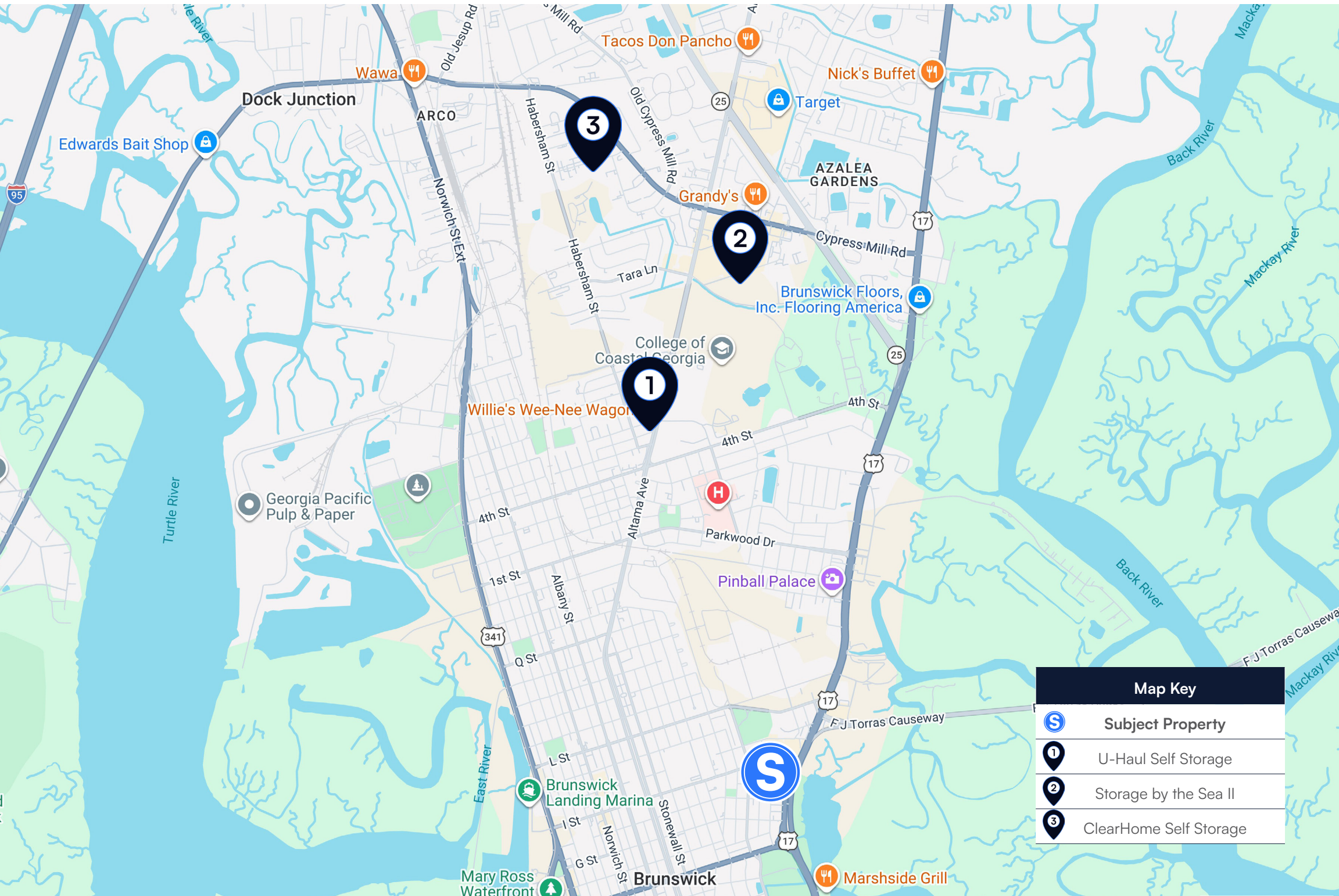
CLIMATE CONTROLLED RENT COMPARABLES MAP



NON-CLIMATE CONTROLLED RENT COMPARABLES

Facility Name	Address	10x10 NC		10x15 NC		10x20 NC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	1825 Glynn Ave, Brunswick, GA	\$104.99	-	\$125.99	-	\$154.99	-	-
 U-Haul Self Storage	3749 Altama Ave, Brunswick, GA	\$149.95	-	\$174.95	-	-	-	1.81 Miles
 Storage by the Sea II	3410 Cypress Mill Rd, Brunswick, GA	\$95.00	-	-	-	\$139.00	-	2.43 Miles
 ClearHome Self Storage	3818 Community Rd, Brunswick, GA	-	-	\$140.00	\$94.00	\$160.00	\$97.00	3.05 Miles
Averages		\$122.48	-	\$157.48	\$94.00	\$149.50	\$97.00	
Average Rent Per Foot		\$1.22	-	\$1.05	-	\$0.75	-	

NON-CLIMATE CONTROLLED RENT COMPARABLES MAP



An aerial photograph of a coastal city, likely Savannah, Georgia. The image shows a mix of historic brick buildings, modern structures, and a large park area with many palm trees in the center. In the background, a large industrial facility, possibly a steel mill, is visible across a body of water. A large blue circle with the white number '02' is overlaid on the left side of the image. The sky is clear and blue.

02

MARKET
OVERVIEW

BRUNSWICK, GA

DEMOGRAPHIC ANALYSIS

0.1%

2025-2030 PROJECTED
POPULATION GROWTH

\$40,673

MEDIAN HOUSEHOLD
INCOME

40.7

MEDIAN AGE

0.1%

2025-2030 PROJECTED
HOUSEHOLDS GROWTH

6,203

OWNER OCCUPIED
HOUSEHOLDS

7,296

RENTER OCCUPIED
HOUSEHOLDS



15,520

TOTAL
POPULATION

\$318M

CONSUMER
SPENDING

208+

FUTURE RESIDENTIAL
DEVELOPMENTS

\$57,831

AVERAGE
HOUSEHOLD INCOME

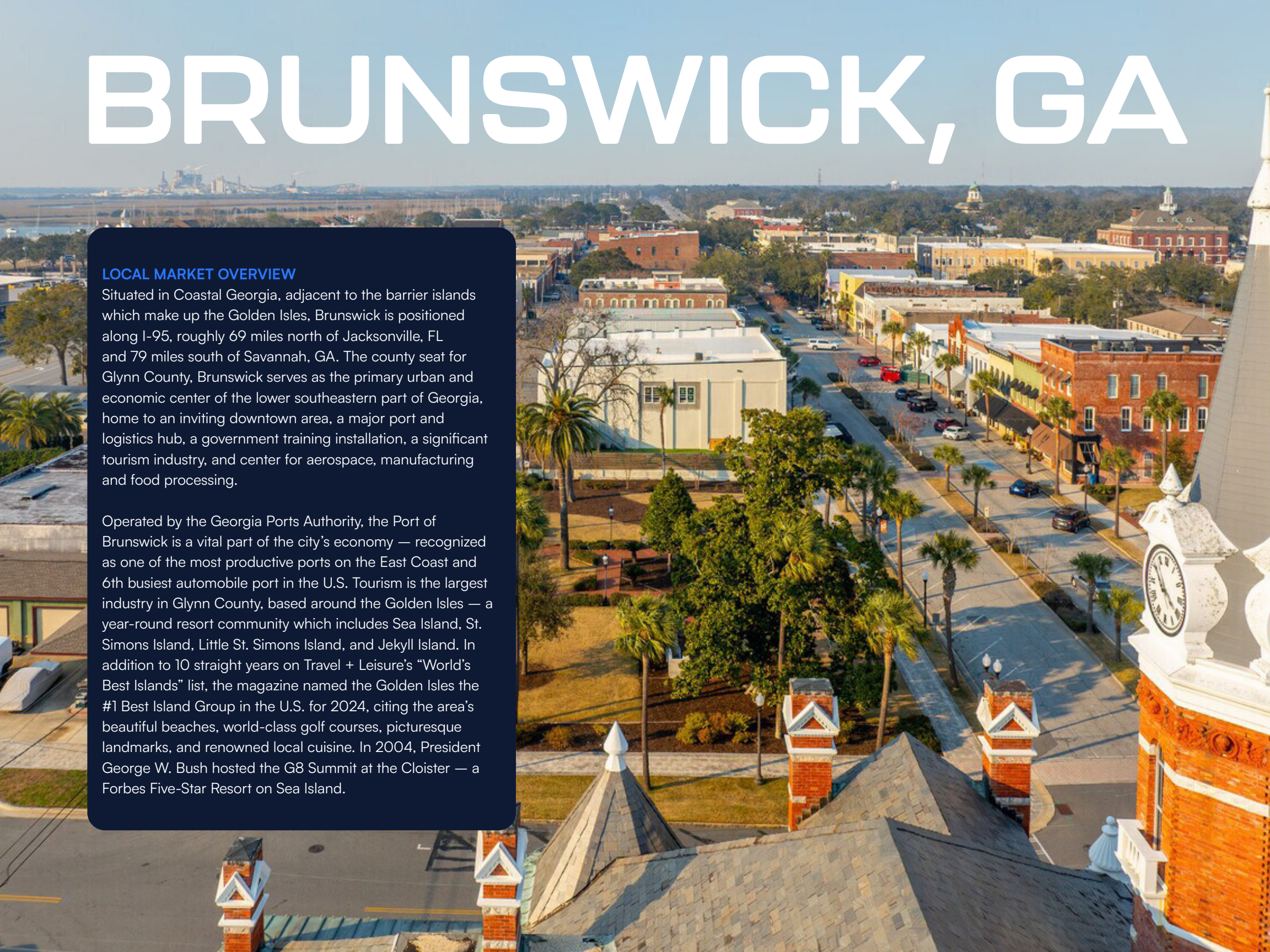


BRUNSWICK, GA

LOCAL MARKET OVERVIEW

Situated in Coastal Georgia, adjacent to the barrier islands which make up the Golden Isles, Brunswick is positioned along I-95, roughly 69 miles north of Jacksonville, FL and 79 miles south of Savannah, GA. The county seat for Glynn County, Brunswick serves as the primary urban and economic center of the lower southeastern part of Georgia, home to an inviting downtown area, a major port and logistics hub, a government training installation, a significant tourism industry, and center for aerospace, manufacturing and food processing.

Operated by the Georgia Ports Authority, the Port of Brunswick is a vital part of the city's economy — recognized as one of the most productive ports on the East Coast and 6th busiest automobile port in the U.S. Tourism is the largest industry in Glynn County, based around the Golden Isles — a year-round resort community which includes Sea Island, St. Simons Island, Little St. Simons Island, and Jekyll Island. In addition to 10 straight years on Travel + Leisure's "World's Best Islands" list, the magazine named the Golden Isles the #1 Best Island Group in the U.S. for 2024, citing the area's beautiful beaches, world-class golf courses, picturesque landmarks, and renowned local cuisine. In 2004, President George W. Bush hosted the G8 Summit at the Cloister — a Forbes Five-Star Resort on Sea Island.



GOLDEN ISLES OF GEORGIA

Best Summer Vacations in the U.S.

— U.S. News & World Report

#1 Best Island Group in the U.S.

— Travel + Leisure

Best Golf Destinations in the Country

— Golfweek Magazine

Best U.S. Islands for Families

— Family Travel

Top 10 Regions to Visit in America

— Lonely Planet

Best Places to Live on the Coast

— Coastal Living



The Golden Isles of Georgia, comprised of St. Simons Island, Sea Island, Jekyll Island, and Little St. Simons Island, form one of the most recognized coastal destinations in the Southeast. Known for expansive beaches, championship golf, historic landmarks, and preserved natural beauty, the region draws visitors year round while maintaining a strong residential appeal. Tourism serves as the primary economic driver for Glynn County, supported by luxury resorts, maritime recreation, and a growing hospitality sector. The area consistently earns national recognition for its quality of life, coastal scenery, and resort amenities.

At the center of it all is Brunswick, the mainland anchor of the Golden Isles and the economic engine of the region. As the county seat of Glynn County, Brunswick supports the islands through its port operations, logistics infrastructure, healthcare, aerospace, and manufacturing sectors. The Port of Brunswick ranks among the most active automobile ports in the United States, reinforcing the city's strategic importance along the I 95 corridor between Jacksonville and Savannah. With an active downtown, expanding residential base, and direct access to the barrier islands, Brunswick serves as both the gateway and the backbone of the Golden Isles.

DEMOGRAPHIC ANALYSIS

POPULATION			
	1-MILE	3-MILE	5-MILE
2020 Population	5,854	18,968	36,427
2025 Population	5,780	18,432	34,508
2030 Population Projection	5,849	18,596	34,640
Median Age	34	39	40.7

HOUSEHOLDS			
	1-MILE	3-MILE	5-MILE
2020 Households	2,203	6,945	14,401
2025 Households	2,148	6,708	13,485
2030 Household Projection	2,168	6,757	13,499
Owner Occupied Households	701	2,595	6,203
Renter Occupied Households	1,467	4,163	7,296

INCOME			
	1-MILE	3-MILE	5-MILE
Avg Household Income	\$37,547	\$43,614	\$57,831
Median Household Income	\$26,031	\$27,616	\$40,673
< \$25,000	1,030	3,029	4,407
\$25,000 - 50,000	577	1,869	3,569
\$50,000 - 75,000	228	741	1,962
\$75,000 - 100,000	168	477	1,434
\$100,000 - 125,000	114	259	859
\$125,000 - 150,000	12	129	506
\$150,000 - 200,000	4	88	413
\$200,000+	14	116	336

Confidentiality Agreement and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its management company for real properties known as **"1825 Glynn Ave, Brunswick, GA 31520"** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

MATTHEWS™

OFFERING MEMORANDUM

BRUNSWICK LOCK STORAGE

1825 GLYNN AVE, BRUNSWICK, GA 31520

EXCLUSIVELY LISTED BY:

AUSTIN MCLEOD

Senior Vice President

Director / Self-Storage

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BROKER OF RECORD

Maxx Bauman

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Firm Lic. No.: 80041 (GA)

