



212 Veterans Dr



3303 S Broad St



218 Bob Jones Rd

CHAPMAN STORAGE PORTFOLIO

3 FACILITIES IN SCOTTSBORO, AL | OFFERING MEMORANDUM

MATTHEWS™

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EXCLUSIVELY LISTED BY:

BROKER OF RECORD

Hutt Cooke

License No. 000168807-0 (AL)

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| 218 Bob Jones Rd



Lot Size - ±19.83 AC

3303 S Broad St



Lot Size - ±1.84 AC

| 212 Veterans Dr



Lot Size - ±0.2 AC



Scottsboro High School
±734 Students

± 8,600 VPD

212 Veterans Dr

Scottsboro



Highlands Medical Center
±170 Beds



± 33,100 VPD

± 20,000 VPD



New Development
Jackson Bend by D.R. Horton
±116 Homes



±3.2 Miles



218 Bob Jones Rd



±1.2 Miles



3303 S Broad St



| EXECUTIVE SUMMARY

The Opportunity

Matthews™ has been exclusively hired to market for sale the Chapman Storage Portfolio, a three-property self-storage portfolio totaling ±268,081 rentable square feet across 1,720 units. All three facilities are located within a three-mile radius in Scottsboro, Alabama, and are currently operated as two distinct facilities.

This portfolio represents a rare opportunity to acquire a high-volume asset with a clear path for revenue enhancement. The portfolio is currently producing a Net Operating Income (NOI) of \$956,673, with projections reaching \$1,244,853 by Year 4. Investors can realize an immediate boost in NOI of over \$100,000 by implementing a professional Tenant Insurance program across the 1,700+ units, as there is no Tenant Insurance program being offered. The portfolio's stability is also evidenced by a unit occupancy of 87% and a square foot occupancy of 90% currently. The assets have been expanded multiple times between 2017 and 2026, demonstrating consistent historical demand and the market's continued ability to absorb new supply. The facilities also benefit from strong visibility and easy access, with traffic counts of approximately 14,070 vehicles per day on South Broad Street.

The surrounding trade area is characterized by significant residential momentum within the high-growth Huntsville, AL MSA. There are currently over 280 new homes in the development pipeline in Scottsboro, including a 150-unit master-planned community and the 116-unit Jackson Bend project by D.R. Horton. Furthermore, the market remains highly protected, with zero self-storage developments currently planned or under construction within a 5-mile radius according to TractIQ. Scottsboro is located just 35 miles from Huntsville, one of the fastest-growing cities in the U.S., which serves as a massive employment hub for aerospace, defense, and technology. This regional economic engine, combined with a lack of new storage competition and a robust local housing pipeline, positions the Chapman Storage Portfolio for long-term appreciation and sustained yield.

This opportunity is being offered at a List Price of \$13,750,000 in a Rolling Offers format. Please reach for access the deal room and discuss the offering in further detail.





01

PORTFOLIO OVERVIEW



218 Bob Jones Rd



3303 S Broad St



212 Veterans Dr

PORTFOLIO DETAILS

Portfolio Name	Chapman Storage Portfolio
Addresses	218 Bob Jones Rd 3303 S Broad St 212 Veterans Dr
City, State	Scottsboro, AL
County	Jackson County
Parcel Number	Twelve Parcels
Lot Size (Acres)	±21.87
Number of Buildings	51
Number of Stories	1
Net Rentable SF	±268,081
Total Units	1,720
Climate Controlled Units	81
Non-Climate Controlled Units	1,419
Parking Spaces	210
Unit Occupancy	87%
Square Foot Occupancy	90%
Economic Occupancy	83%
3-Mile SF/Capita	13.66
5-Mile SF/Capita	16.65
Management	Owner-Operated with Employees
Foundation	Concrete
Framing	Steel
Roof	Metal
Fencing	Chain-Link
Parking Surface	Gravel/Paved
Entry	Open Access
Security	59 Cameras
Traffic Counts	±14,070 VPD (S Broad St)
Flood Zone	No

INVESTMENT HIGHLIGHTS

- Opportunity to acquire a three-property self-storage portfolio totaling $\pm 268,081$ NRSF, all located within a 3-mile radius in the high-growth Huntsville, AL MSA and currently being operated as two facilities
- Over 280 new homes are currently in the pipeline across Scottsboro, highlighted by a 150-unit master-planned community and D.R. Horton 116-unit Jackson Bend project
- Zero self-storage developments are currently planned or under construction within a 5-mile radius according to Tract IQ
- Immediate opportunity to drive NOI by over \$100,000 by implementing a Tenant Insurance program across over 1,700 units
- Expanded multiple times between 2017 and 2026, demonstrating consistent historical demand and the market's ability to absorb additional supply
- Listed at a going-in 6.96% cap rate based on T-4 Annualized NOI with adjusted property taxes based on current millage rates
- Current physical occupancy of 87% across 1,720 units, which consists of 1,419 non-climate units, 81 climate units, and 210 parking spaces



LISTING DETAILS

\$13,750,000

List Price

\$956,673

Current NOI

\$1,162,642

Year 2 NOI

\$1,244,853

Year 4 NOI

6.96%

Current Cap Rate

8.46%

Year 2 Cap Rate

9.05%

Year 4 Cap Rate

87%

Unit Occupancy

90%

SF Occupancy

83%

Economic Occupancy







212 Veterans Dr



UNIT MIX

Climate Controlled - Ground Level

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 10	50	16	12	4	800	\$90	\$1,440	\$17,280
7 X 12	84	1	1	0	84	\$150	\$150	\$1,800
10 X 10	100	28	24	4	2,800	\$135	\$3,780	\$45,360
10 X 15	150	18	17	1	2,700	\$170	\$3,060	\$36,720
10 X 20	200	18	14	4	3,600	\$210	\$3,780	\$45,360
Totals	-	81	68	13	9,984	-	\$12,210	\$146,520

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 6	30	1	0	1	30	\$40	\$40	\$480
5 X 8	40	5	5	0	200	\$45	\$225	\$2,700
5 X 10	50	253	194	59	12,650	\$45	\$11,385	\$136,620
5 X 10	50	1	1	0	50	\$50	\$50	\$600
5 X 12	60	5	4	1	300	\$55	\$275	\$3,300
5 X 15	75	8	8	0	600	\$55	\$440	\$5,280
7 X 12	84	1	0	1	84	\$60	\$60	\$720
7 X 14	98	1	1	0	98	\$65	\$65	\$780
10 X 10	100	325	295	30	32,500	\$65	\$21,125	\$253,500
10 X 11	110	1	1	0	110	\$70	\$70	\$840
10 X 12	120	10	10	0	1,200	\$70	\$700	\$8,400
10 X 14	140	1	1	0	140	\$80	\$80	\$960
10 X 15	150	256	232	24	38,400	\$80	\$20,480	\$245,760
11 X 17	187	1	1	0	187	\$95	\$95	\$1,140
13 X 15	195	2	2	0	390	\$95	\$190	\$2,280
10 X 20	200	171	165	6	34,200	\$95	\$16,245	\$194,940
12 X 17	204	1	1	0	204	\$100	\$100	\$1,200
15 X 15	225	16	14	2	3,600	\$110	\$1,760	\$21,120
12 X 20	240	1	1	0	240	\$105	\$105	\$1,260
11 X 22	242	1	1	0	242	\$115	\$115	\$1,380
11 X 25	275	1	1	0	275	\$125	\$125	\$1,500
10 X 30	300	1	1	0	300	\$115	\$115	\$1,380
13 X 30	390	1	1	0	390	\$200	\$200	\$2,400
20 X 20	400	2	2	0	800	\$175	\$350	\$4,200
15 X 30	450	4	4	0	1,800	\$225	\$900	\$10,800
20 X 30	600	6	6	0	3,600	\$275	\$1,650	\$19,800
30 X 40	1,200	1	1	0	1,200	\$500	\$500	\$6,000
Totals	-	1,077	953	124	133,790	-	\$77,445	\$929,340

UNIT MIX

Non-Climate Controlled - Portable Units

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
8 X 8	64	16	16	0	1,024	\$50	\$800	\$9,600
8 X 12	96	8	4	4	768	\$60	\$480	\$5,760
10 X 10	100	14	14	0	1,400	\$60	\$840	\$10,080
10 X 12	120	13	13	0	1,560	\$70	\$910	\$10,920
10 X 15	150	1	1	0	150	\$75	\$75	\$900
10 X 16	160	24	24	0	3,840	\$75	\$1,800	\$21,600
12 X 14	168	1	1	0	168	\$85	\$85	\$1,020
12 X 16	192	1	1	0	192	\$85	\$85	\$1,020
12 X 16	192	1	1	0	192	\$90	\$90	\$1,080
10 X 20	200	9	8	1	1,800	\$90	\$810	\$9,720
12 X 24	288	6	6	0	1,728	\$120	\$720	\$8,640
Totals	-	94	89	5	12,822	-	\$6,695	\$80,340

Covered Parking

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
12 X 35	420	20	20	0	8,400	\$100	\$2,000	\$24,000
12 X 45	540	80	65	15	43,200	\$115	\$9,200	\$110,400
Totals	-	100	85	15	51,600	-	\$11,200	\$134,400

Open Parking

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
10 X 10	0	1	1	0	0	\$20	\$20	\$240
10 X 15	0	3	0	3	0	\$40	\$120	\$1,440
10 X 15	0	4	1	3	0	\$30	\$120	\$1,440
10 X 15	0	2	0	2	0	\$50	\$100	\$1,200
10 X 20	0	29	25	4	0	\$30	\$870	\$10,440
10 X 20	0	3	1	2	0	\$50	\$150	\$1,800
10 X 25	0	23	19	4	0	\$35	\$805	\$9,660
10 X 25	0	5	3	2	0	\$50	\$250	\$3,000
10 X 30	0	9	8	1	0	\$50	\$450	\$5,400
10 X 30	0	9	0	9	0	\$45	\$405	\$4,860
10 X 30	0	4	4	0	0	\$35	\$140	\$1,680
10 X 35	0	4	1	3	0	\$40	\$160	\$1,920
10 X 35	0	3	2	1	0	\$50	\$150	\$1,800
10 X 40	0	10	8	2	0	\$50	\$500	\$6,000
10 X 40	0	1	0	1	0	\$40	\$40	\$480
Totals	-	110	73	37	0	-	\$4,280	\$51,360

UNIT MIX

Office

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
12 X 15	180	1	1	0	180	\$300	\$300	\$3,600
30 X 30	900	1	0	1	900	\$0	\$0	\$0
35 X 35	1,225	1	1	0	1,225	\$1,744	\$1,744	\$20,928
70 X 80	5,600	1	1	0	5,600	\$5,825	\$5,825	\$69,900
Totals	-	4	3	1	7,905	-	\$7,869	\$94,428

Billboard

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
2 X 15	30	2	2	0	-	\$150	\$300	\$3,600
Totals	-	2	2	0	-	-	\$300	\$3,600

Warehouse

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
30 X 40	1,200	2	2	0	2,400	\$450	\$900	\$10,800
20 X 70	1,400	1	1	0	1,400	\$500	\$500	\$6,000
50 X 100	5,000	1	1	0	5,000	\$2,000	\$2,000	\$24,000
Totals	-	4	4	0	8,800	-	\$3,400	\$40,800

All Secure Location - Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 10	50	4	4	0	200	\$45	\$180	\$2,160
10 X 10	100	69	62	7	6,900	\$65	\$4,485	\$53,820
10 X 15	150	82	65	17	12,300	\$80	\$6,560	\$78,720
10 X 20	200	20	16	4	4,000	\$95	\$1,900	\$22,800
10 X 25	250	46	42	4	11,500	\$105	\$4,830	\$57,960
10 X 30	300	26	26	0	7,800	\$115	\$2,990	\$35,880
20 X 24	480	1	1	0	480	\$250	\$250	\$3,000
Totals	-	248	216	32	43,180	-	\$21,195	\$254,340

Facility Totals	-	1,720	1,493	227	268,081	-	\$144,594	\$1,735,128
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FINANCIAL OVERVIEW

	Adjusted T-4		Year 1		Year 2		Year 3		Year 4						
	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF					
Income															
Gross Potential Rent	\$1,596,300	\$5.95	\$1,596,300	\$5.95	\$1,644,189	\$6.13	\$1,693,515	\$6.32	\$1,744,320	\$6.51					
Office Income	\$94,428	\$0.35	\$97,261	\$0.36	\$100,179	\$0.37	\$103,184	\$0.38	\$106,280	\$0.40					
Warehouse Income	\$37,800	\$0.14	\$37,800	\$0.14	\$38,934	\$0.15	\$40,102	\$0.15	\$41,305	\$0.15					
Billboard Income	\$3,600	\$0.01	\$3,708	\$0.01	\$3,819	\$0.01	\$3,934	\$0.01	\$4,052	\$0.02					
Merchandise Sales	\$36	\$0.00	\$133	\$0.00	\$137	\$0.00	\$141	\$0.00	\$145	\$0.00					
Tenant Insurance (Net)	\$0.00	\$0.00	\$70,200	\$0.26	\$93,600	\$0.35	\$99,450	\$0.37	\$102,434	\$0.38					
Admin Fees	\$240	\$0.00	\$12,960	\$0.05	\$13,349	\$0.05	\$13,749	\$0.05	\$14,162	\$0.05					
Late Fees	\$2,603	\$0.01	\$3,514	\$0.01	\$3,619	\$0.01	\$3,728	\$0.01	\$3,840	\$0.01					
Economic Vacancy	-17.4%	(\$277,999)	(\$1.04)	-15.0%	(\$239,445)	(\$0.89)	-12.0%	(\$197,303)	(\$0.74)	-12.0%	(\$203,222)	(\$0.76)	-12.0%	(\$209,318)	(\$0.78)
Effective Gross Income	\$1,457,008	\$5.43	\$1,582,431	\$5.90	\$1,700,523	\$6.34	\$1,754,581	\$6.54	\$1,807,219	\$6.74					
Expenses															
Real Estate Taxes	\$88,270	\$0.33	\$90,035	\$0.34	\$91,836	\$0.34	\$93,673	\$0.35	\$95,546	\$0.36					
Insurance	\$78,884	\$0.29	\$80,462	\$0.30	\$82,071	\$0.31	\$83,712	\$0.31	\$85,387	\$0.32					
Utilities & Trash	\$26,371	\$0.10	\$26,898	\$0.10	\$27,436	\$0.10	\$27,985	\$0.10	\$28,545	\$0.11					
On-Site Payroll	\$143,867	\$0.54	\$146,744	\$0.55	\$149,679	\$0.56	\$152,673	\$0.57	\$155,726	\$0.58					
Management Fees	\$70,235	\$0.26	\$79,122	\$0.30	\$85,026	\$0.32	\$87,729	\$0.33	\$90,361	\$0.34					
Bank and Credit Card Fees	\$31,606	\$0.12	\$35,605	\$0.13	\$38,262	\$0.14	\$39,478	\$0.15	\$40,662	\$0.15					
Advertising & Marketing	\$14,212	\$0.05	\$14,496	\$0.05	\$14,786	\$0.06	\$15,082	\$0.06	\$15,384	\$0.06					
Office & Administrative	\$13,172	\$0.05	\$13,435	\$0.05	\$13,704	\$0.05	\$13,978	\$0.05	\$14,258	\$0.05					
Telephone & Internet	\$3,318	\$0.01	\$3,384	\$0.01	\$3,452	\$0.01	\$3,521	\$0.01	\$3,592	\$0.01					
Repairs & Maintenance	\$30,400	\$0.11	\$31,008	\$0.12	\$31,628	\$0.12	\$32,261	\$0.12	\$32,906	\$0.12					
Total Operating Expenses	\$500,335	\$1.87	\$521,190	\$1.94	\$537,881	\$2.01	\$550,092	\$2.05	\$562,366	\$2.10					
Operating Expense Ratio	34.3%	-	32.9%	-	31.6%	-	31.4%	-	31.1%	-					
Net Operating Income	\$956,673	\$3.57	\$1,061,241	\$3.96	\$1,162,642	\$4.34	\$1,204,489	\$4.49	\$1,244,853	\$4.64					

ASSUMPTIONS:

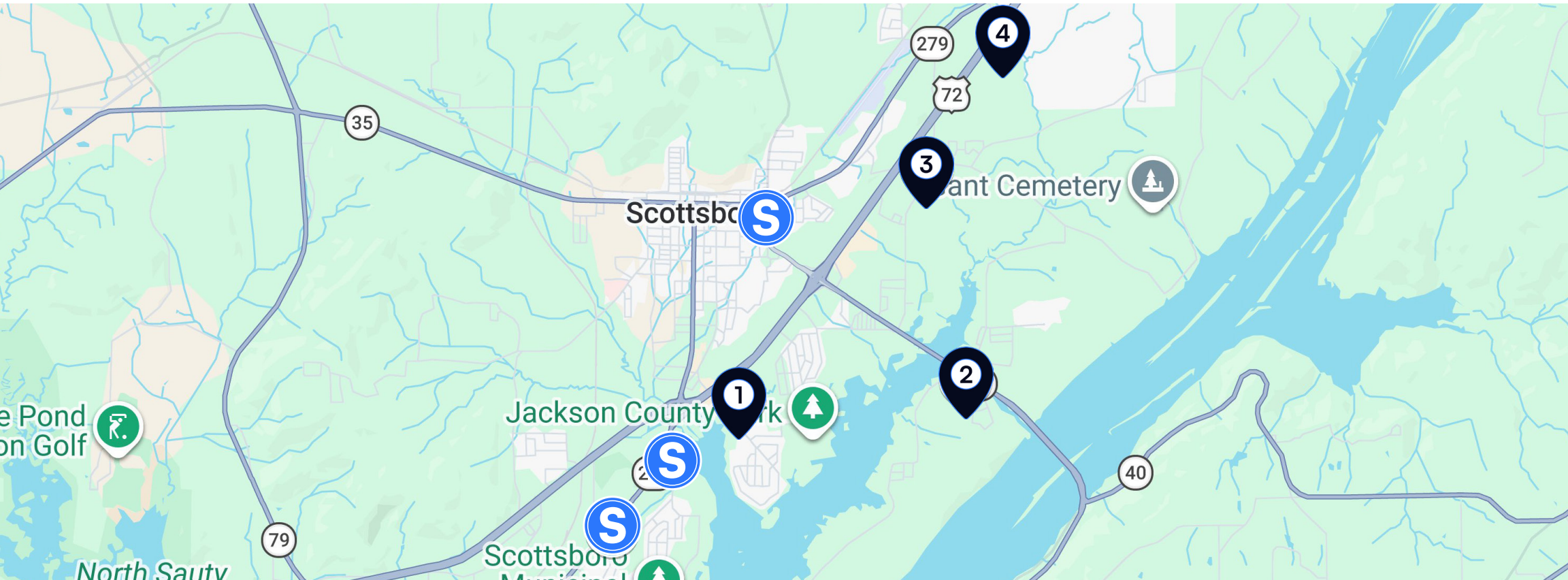
- Gross Potential Rent - Unchanged in Year 1, 5% increase in Year 2, and 3% increases in Year 3 and Year 4
- Tenant Insurance (Self-Storage Units Only) - 60% penetration x \$6.50 (Profit) x 12 months in Year 1, 80% penetration in Year 2, 85% penetration in Year 3, 3% annual growth moving forward
- Admin Fees - \$24 per move-in x 45 move-ins per month x 12 months in Year 1, 3% annual growth moving forward
- Real Estate Taxes - Adjusted in T-12 expenses to be in-line with the new taxes following the re-assessment after a sale. 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 - 2% annual growth starting in Year 1
- 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	\$1,596,300	\$1,644,189	\$1,693,515	\$1,744,320	\$1,796,650	\$1,850,549	\$1,906,066	\$1,963,248	\$2,022,145	\$2,082,809
Office Income	\$97,261	\$100,179	\$103,184	\$106,280	\$109,468	\$112,752	\$116,135	\$119,619	\$123,207	\$126,903
Warehouse Income	\$37,800	\$38,934	\$40,102	\$41,305	\$41,305	\$41,305	\$41,305	\$41,305	\$41,305	\$41,305
Billboard Income	\$3,708	\$3,819	\$3,934	\$4,052	\$4,052	\$4,052	\$4,052	\$4,052	\$4,052	\$4,052
Merchandise Sales	\$133	\$137	\$141	\$145	\$150	\$154	\$159	\$164	\$168	\$174
Tenant Insurance (Net)	\$70,200	\$93,600	\$99,450	\$102,434	\$105,507	\$108,672	\$111,932	\$115,290	\$118,749	\$122,311
Admin Fees	\$12,960	\$13,349	\$13,749	\$14,162	\$14,587	\$15,024	\$15,475	\$15,939	\$16,417	\$16,910
Late Fees	\$3,514	\$3,619	\$3,728	\$3,840	\$3,955	\$4,074	\$4,196	\$4,322	\$4,451	\$4,585
Economic Vacancy	(\$239,445)	(\$197,303)	(\$203,222)	(\$209,318)	(\$215,598)	(\$222,066)	(\$228,728)	(\$235,590)	(\$242,657)	(\$249,937)
Effective Gross Income	\$1,582,431	\$1,700,523	\$1,754,581	\$1,807,219	\$1,860,074	\$1,914,516	\$1,970,591	\$2,028,348	\$2,087,838	\$2,149,112
Expenses										
Real Estate Taxes	\$90,035	\$91,836	\$93,673	\$95,546	\$97,457	\$99,406	\$101,394	\$103,422	\$105,491	\$107,601
Insurance	\$80,462	\$82,071	\$83,712	\$85,387	\$87,094	\$88,836	\$90,613	\$92,425	\$94,274	\$96,159
Utilities & Trash	\$26,898	\$27,436	\$27,985	\$28,545	\$29,116	\$29,698	\$30,292	\$30,898	\$31,516	\$32,146
On-Site Payroll	\$146,744	\$149,679	\$152,673	\$155,726	\$158,841	\$162,018	\$165,258	\$168,563	\$171,934	\$175,373
Management Fees	\$79,122	\$85,026	\$87,729	\$90,361	\$93,004	\$95,726	\$98,530	\$101,417	\$104,392	\$107,456
Bank and Credit Card Fees	\$35,605	\$38,262	\$39,478	\$40,662	\$41,852	\$43,077	\$44,338	\$45,638	\$46,976	\$48,355
Advertising & Marketing	\$14,496	\$14,786	\$15,082	\$15,384	\$15,691	\$16,005	\$16,325	\$16,652	\$16,985	\$17,324
Office & Administrative	\$13,435	\$13,704	\$13,978	\$14,258	\$14,543	\$14,834	\$15,130	\$15,433	\$15,742	\$16,057
Telephone & Internet	\$3,384	\$3,452	\$3,521	\$3,592	\$3,663	\$3,737	\$3,811	\$3,888	\$3,965	\$4,045
Repairs & Maintenance	\$31,008	\$31,628	\$32,261	\$32,906	\$33,564	\$34,235	\$34,920	\$35,618	\$36,331	\$37,057
Total Operating Expenses	\$521,190	\$537,881	\$550,092	\$562,366	\$574,825	\$587,571	\$600,612	\$613,954	\$627,605	\$641,573
<i>Operating Expense Ratio</i>	32.9%	31.6%	31.4%	31.1%	30.9%	30.7%	30.5%	30.3%	30.1%	29.9%
NET OPERATING INCOME	\$1,061,241	\$1,162,642	\$1,204,489	\$1,244,853	\$1,285,250	\$1,326,945	\$1,369,979	\$1,414,393	\$1,460,232	\$1,507,539

NON-CLIMATE CONTROLLED RENT COMPARABLES

Facility Name	Address	5x10 NC	10x10 NC	10x15 NC	10x20 NC
S Subject Property	218 Bob Jones Rd 3303 S Broad St 212 Veterans Dr Scottsboro, AL	\$50.00	\$50.00	\$75.00	\$90.00
1 Box Storage	57 Sarah Betty Ln, Scottsboro, AL	-	-	\$65.00	-
2 Lake Side Mini Storage	2902 Veterans Dr, Scottsboro, AL	\$45.00	\$65.00	\$80.00	\$95.00
3 Southeast Storage	701 Snodgrass Rd, Scottsboro, AL	\$45.00	\$60.00	\$75.00	\$90.00
4 All4U Storage	27181 John T Reid Pkwy, Scottsboro, AL	\$27.00	\$45.00	\$54.00	\$75.00
Averages		\$39.00	\$56.67	\$68.50	\$86.67
Average Rent Per SF		\$0.78	\$0.57	\$0.46	\$0.43





02

MARKET
OVERVIEW

SCOTTSBORO, AL DEMOGRAPHIC ANALYSIS

0.2%

2020-2025 ANNUAL
HOUSEHOLDS GROWTH

0.1%

2025-2030 ANNUAL
POPULATION GROWTH

44.3

MEDIAN AGE

4,277

OWNER OCCUPIED
HOUSEHOLDS

2,238

RENTER OCCUPIED
HOUSEHOLDS

15,245

TOTAL
POPULATION

\$172B

CONSUMER
SPENDING

280+

FUTURE RESIDENTIAL
DEVELOPMENTS

\$61,249

AVERAGE
HOUSEHOLD INCOME



DEMOGRAPHIC ANALYSIS

POPULATION			
	1-MILE	3-MILE	5-MILE
2020 Population	3,477	10,213	15,413
2025 Population	3,501	10,134	15,245
2030 Population Projection	3,527	10,180	15,306
Annual Growth 2025-2030	0.1%	0.1%	0.1%
Median Age	42.2	44	44.3

HOUSEHOLDS			
	1-MILE	3-MILE	5-MILE
2020 Households	1,495	4,305	6,558
2025 Households	1,506	4,279	6,492
2030 Household Projection	1,515	4,297	6,515
Annual Growth 2020-2025	0.4%	0.3%	0.2%
Annual Growth 2025-2030	0.1%	0.1%	0.1%
Owner Occupied Households	872	2,759	4,277
Renter Occupied Households	643	1,538	2,238

INCOME			
	1-MILE	3-MILE	5-MILE
Avg Household Income	\$56,901	\$60,498	\$61,249
Median Household Income	\$40,046	\$43,567	\$42,738
< \$25,000	566	1,348	1,996
\$25,000 - 50,000	324	1,057	1,669
\$50,000 - 75,000	220	667	1,017
\$75,000 - 100,000	158	404	549
\$100,000 - 125,000	114	329	509
\$125,000 - 150,000	41	216	331
\$150,000 - 200,000	42	173	275
\$200,000+	42	83	147

HUNTSVILLE, AL

Huntsville, just 35 miles from Scottsboro, is one of the fastest-growing cities in the United States, driven by aerospace, defense, technology, and advanced manufacturing. Known as “Rocket City,” Huntsville is home to NASA’s Marshall Space Flight Center, Redstone Arsenal, and a growing ecosystem of

research institutions and Fortune 500 contractors. The region continues to attract highly skilled talent and sustained population growth, positioning Huntsville as a premier innovation hub in the Southeast and a strong market for long-term investment.

Total Population

542,297

Annual Visitors

4 Million

Tourism Economic Impact

\$1 Billion

GDP

\$38+ Billion





Transportation

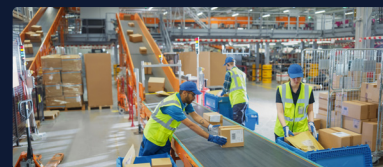
Huntsville's transportation network is anchored by Huntsville International Airport (HSV), one of the Southeast's key air cargo and aerospace logistics hubs. The airport supports major freight operations including Amazon Air's regional hub, strengthening Huntsville's role in national distribution. The region is connected by Interstate 565, U.S. Highway 72, and Interstate 65, providing direct access to major Southeast markets including Nashville, Birmingham, and Atlanta. Huntsville's integrated logistics infrastructure supports the city's aerospace, defense, manufacturing, and technology sectors while facilitating continued economic growth and housing demand across North Alabama.



Jobs in Logistics
25,000+ Jobs



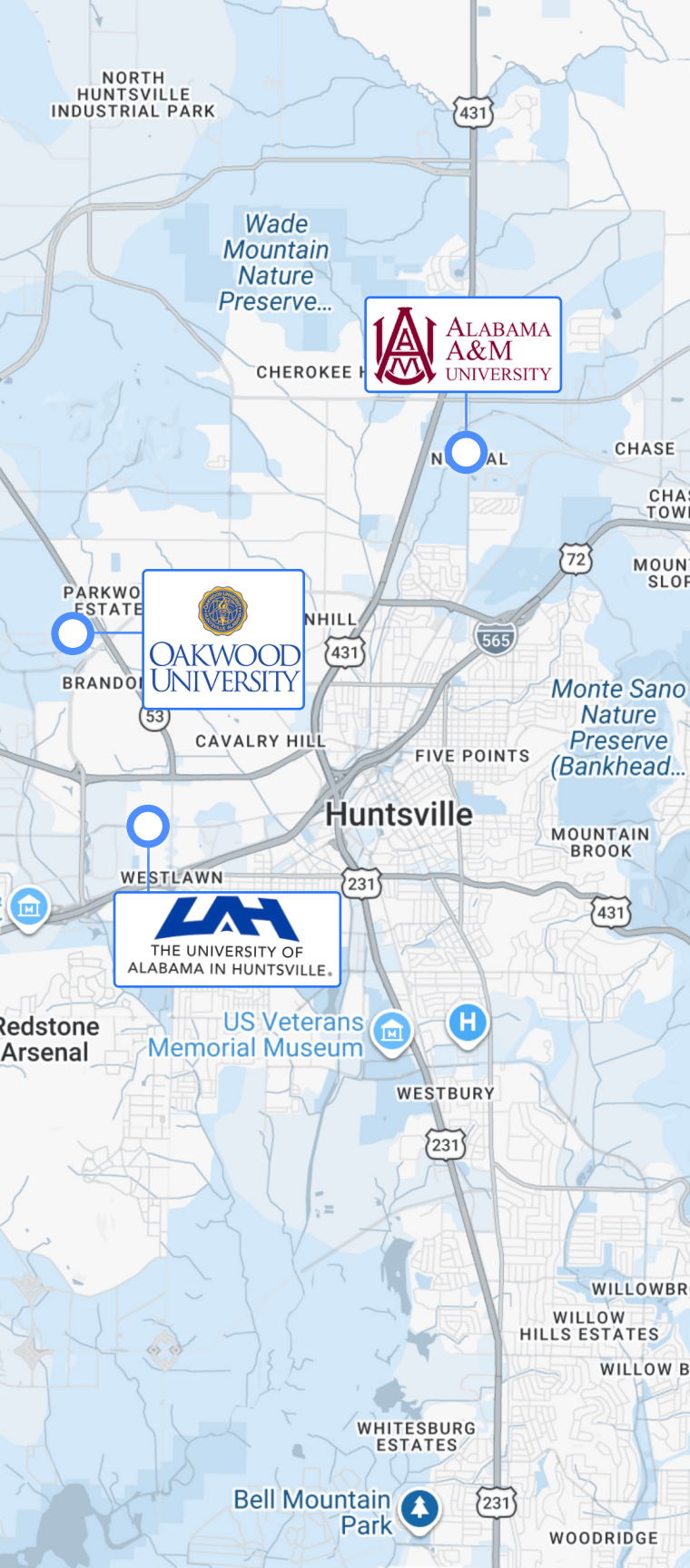
Airport Economic Impact
\$1.5 Billion Annually



Logistics Employment
**30,000 Workers in
Transportation & Warehousing**



Airport Cargo Activity
**Largest International Air Cargo
Airport in Alabama**



Higher Education

Huntsville's higher education sector is anchored by the University of Alabama in Huntsville (UAH), Alabama A&M University, and Oakwood University, collectively serving tens of thousands of students each year. These institutions are widely recognized for strengths in engineering, science, technology, and research, attracting students and faculty from across the country and internationally. They help develop a highly skilled workforce that supports Huntsville's innovation-driven economy. Their presence also fuels demand for housing, student services, and cultural amenities, reinforcing Huntsville's role as a leading hub for education, research, and technological advancement.

University of Alabama Huntsville

Enrollment (2024-2025)

8,500 Students

Graduation Rate: 64%

Oakwood University

Enrollment (2024-2025)

1,800 Students

Graduation Rate: 49%

Alabama A&M University

Enrollment (2024-2025)

7,000 Students

Graduation Rate: 24%



Confidentiality Agreement and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its business for real properties located in **Chapman Storage Portfolio** (“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™. The material and information in the Offering Memorandum is unverified. Matthews™ 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™ 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™, the property, or the seller by such entity.

Owner and Matthews™ 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™ 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.



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OFFERING MEMORANDUM

CHAPMAN STORAGE PORTFOLIO

218 BOB JONES RD | 3303 S BROAD ST | 212 VETERANS DR



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