STORAGE SENSE (MANAGED)

2421 GA-124, JEFFERSON, GA 30549 | OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY:

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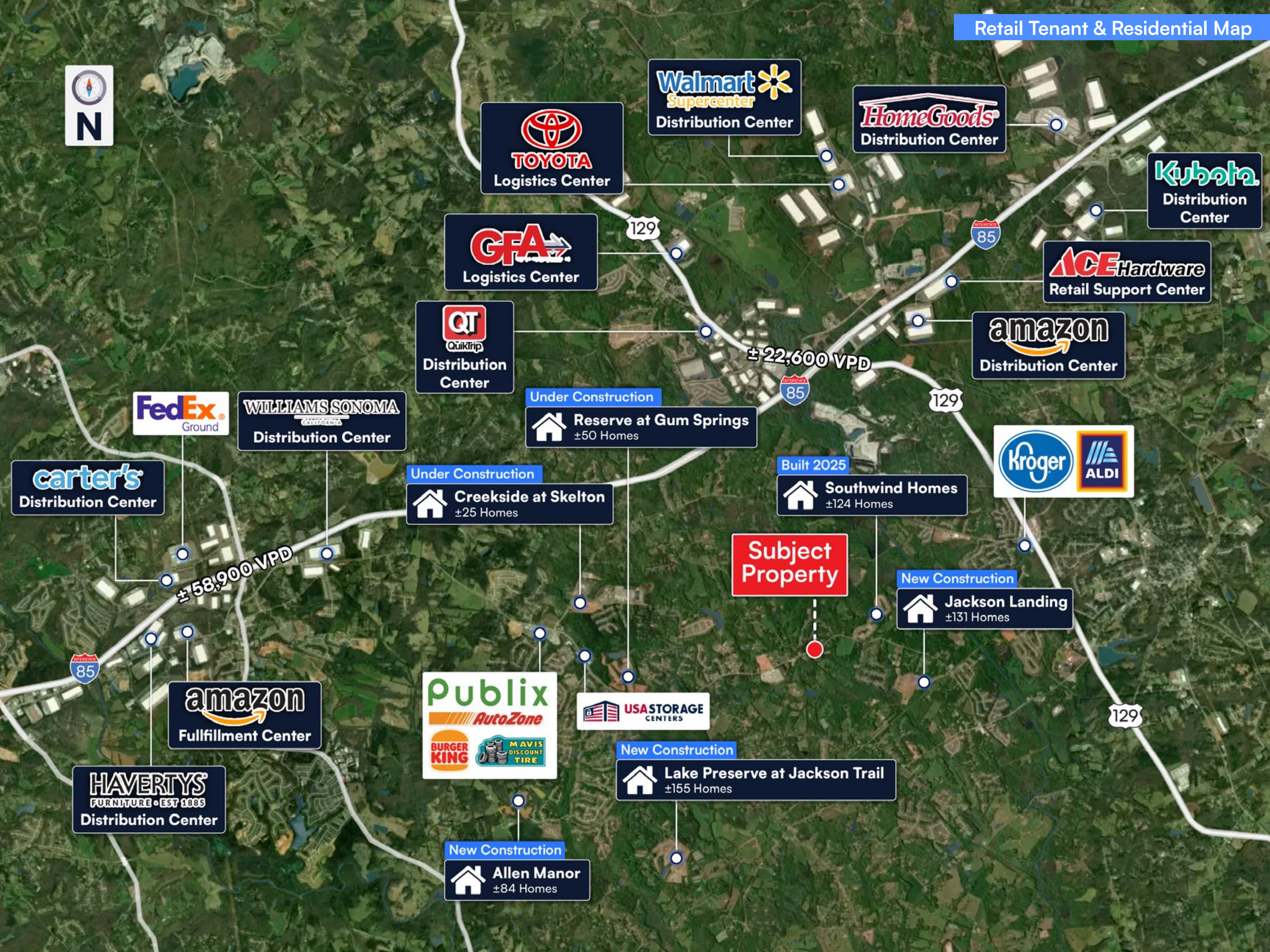
2421 GA-124 Jefferson, GA 30549

NRSF - ±44,400 SF

SF Occupancy - 76%


Retail Tenant & Residential Map
N
Walmart Supercenter
Distribution Center
HomeGoods
Distribution Center
TOYOTA
Logistics Center
Kubota
Distribution Center
GFA
Logistics Center
129
85
ACE Hardware
Retail Support Center
QT QuikTrip
Distribution Center
amazon
Distribution Center
± 22,600 VPD
129
FedEx Ground
WILLIAMS SONOMA
Distribution Center
Under Construction
Reserve at Gum Springs
±50 Homes
Kroger
ALDI
carter's
Distribution Center
Under Construction
Creekside at Skelton
±25 Homes
Built 2025
Southwind Homes
±124 Homes
Subject Property
± 58,900 VPD
New Construction
Jackson Landing
±131 Homes
85
amazon
Fullfillment Center
Publix
AutoZone
BURGER KING
MAVIS DISCOUNT TIRE
USA STORAGE CENTERS
129
New Construction
Lake Preserve at Jackson Trail
±155 Homes
HAVERTYS
FURNITURE • EST 1885
Distribution Center
New Construction
Allen Manor
±84 Homes

EXECUTIVE SUMMARY

The Opportunity

Matthews™ has been exclusively retained to market for sale a self-storage facility totaling ±44,400 rentable square feet across 129 climate-controlled and 177 non-climate-controlled units in Jefferson, Georgia. Built in 2023 and expanded in 2026, the six-building facility has seen a solid lease-up since opening, with the expansion completed shortly after the first phase came online. The property is currently 80% occupied by units and 76% by square footage, leaving continued upside as the recently added inventory fills in. Storage Asset Management (SAM) is projecting very strong rents at this location, with asking rates already north of $18.50 per square foot.

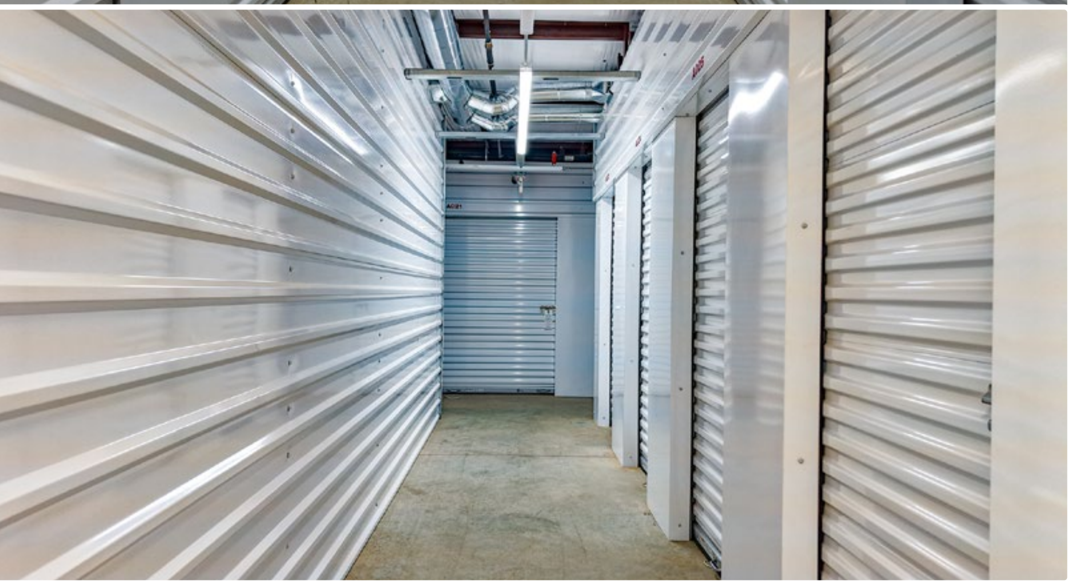
Expansion land is still remaining as well, with plans for two more buildings already approved. Competition is minimal as well, with only 5.19 square feet of self-storage per capita within a 3-mile radius and 3.82 square feet per capita within a 5-mile radius.

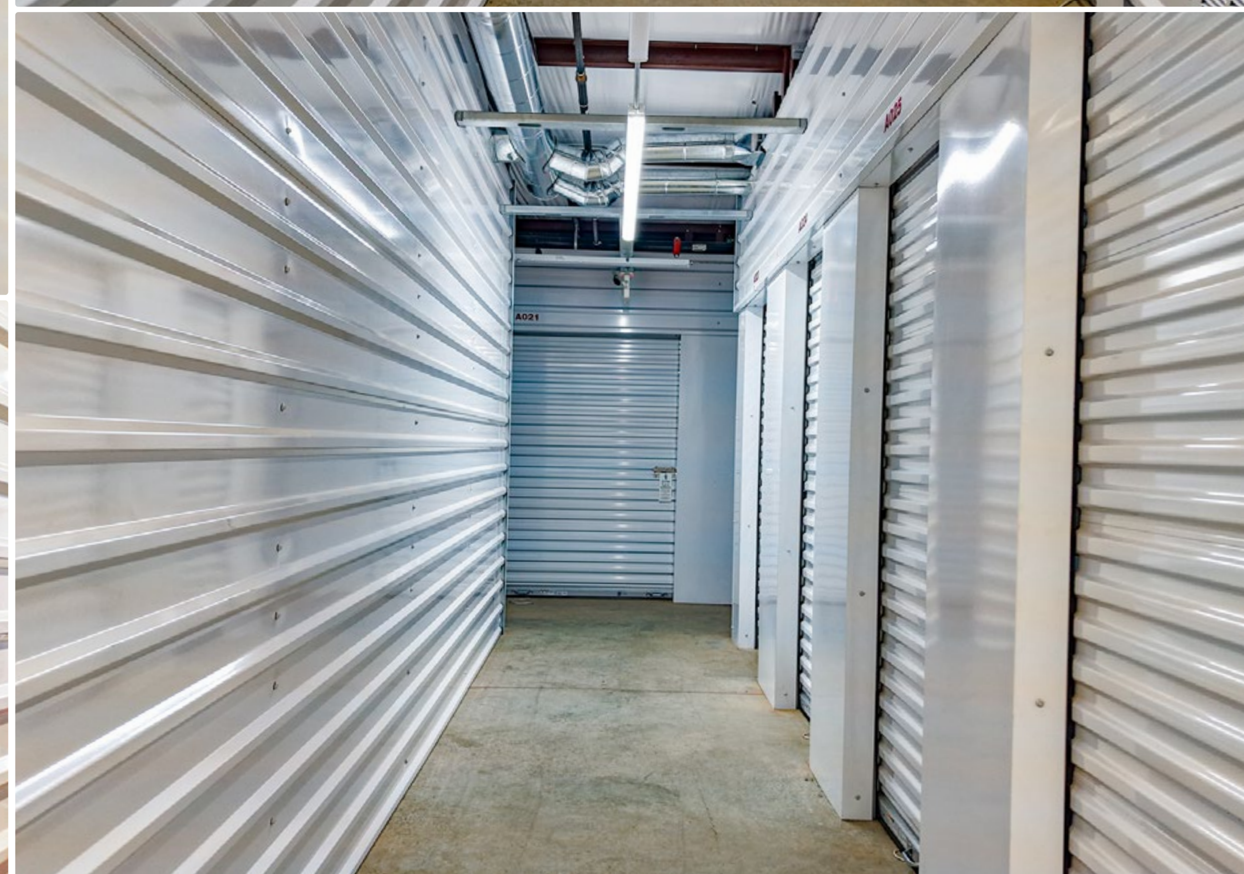
The trade area supports this opportunity with strong demographics: average household incomes exceed $119,000 within a 3-mile radius, with median household incomes of $98,000, while median home values top $390,000 across the 1-mile, 3-mile, and 5-mile radius.. Population growth has also been robust, expanding 5.0% annually within a 3-mile radius and 5.50% annually within a 5-mile radius since 2010, with more than 500 new homes currently in the development pipeline within 5 miles — pointing to sustained demand for self-storage in the years ahead.

This opportunity is being offered on a rolling-bid, first-come, first-serve basis. Please contact Austin McLeod to discuss pricing guidance and gain access to the full deal room.

Exterior Photos

Interior Photos





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PROPERTY DETAILS

ASSET OVERVIEW

Facility Name	Storage Sense (Managed)
Address	2421 GA-124
City, State	Jefferson, GA
County	Jackson County
Parcel Number	094 023H
Lot Size (Acres)	±6.27
Year Built	2023
Year Expanded	2026
Number of Buildings	6
Number of Stories	1
Net Rentable SF	±44,400
Total Units	376
Climate Controlled Units	129
Non-Climate Controlled Units	177
Parking Spaces	35
Unit Occupancy	78%
Square Foot Occupancy	76%
Economic Occupancy	52%
3-Mile SF/Capita	5.19
5-Mile SF/Capita	3.82
Management	Third-Party Management
Foundation	Concrete
Framing	Steel
Roof	Metal
Fencing	Chain-Link
Parking Surface	Paved
Entry	Keypad Access
Traffic Counts	±6,835 VPD
Flood Zone	No
On-Site Apartment	No

INVESTMENT HIGHLIGHTS

- Expansion land still remaining with plans already drafted
- Very affluent trade area with average household incomes over $119k in a 3-mile radius and $98k median household incomes
- Strong median home values as well, north of $390k in a 1-mile, 3-mile, and 5-mile
- Minimal self-storage competition in a 3-mile radius of the facility
- The population in a 3-mile radius has grown at 5% annually since 2010 and 5.50% annually in a 5-mile radius
- Solid lease up since opening, with an expansion being completed very shortly after the first phase was opened
- Storage Asset Management (SAM) is projecting very strong rents at this location, with asking rates already north of $18.50 per foot
- 500+ new homes in the development pipeline within a 5-mile radius

LISTING DETAILS

MARKET BID
List Price

$281,021 Current NOI	**$450,754** Year 2 NOI	**$543,047** Year 4 NOI
±44,400 NRSF	**78%** Unit Occupancy	**76%** SF Occupancy
129 Climate Controlled Unit Count	**177** Non-Climate Controlled Unit Count	**35** Parking Spaces

UNIT MIX

Climate Controlled - Ground Level

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 10	50	7	7	0	350	$149	$1,043	$12,516
10 X 10	100	13	6	7	1,300	$165	$2,145	$25,740
10 X 10	100	49	42	7	4,900	$165	$8,085	$97,020
10 X 15	150	3	3	0	450	$193	$579	$6,948
10 X 15	150	38	37	1	5,700	$199	$7,562	$90,744
10 X 20	200	4	4	0	800	$279	$1,116	$13,392
10 X 20	200	15	15	0	3,000	$277	$4,155	$49,860
Totals	**-**	**129**	**114**	**15**	**16,500**	**-**	**$24,685**	**$296,220**

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Total Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 10	50	13	3	10	650	$112	$1,456	$17,472
5 X 10	50	3	0	3	150	$112	$336	$4,032
10 X 10	100	51	38	13	5,100	$193	$9,843	$118,116
10 X 10	100	2	2	0	200	$193	$386	$4,632
10 X 15	150	29	27	2	4,350	$217	$6,293	$75,516
10 X 15	150	3	2	1	450	$217	$651	$7,812
10 X 20	200	55	38	17	11,000	$265	$14,575	$174,900
10 X 20	200	2	0	2	400	$265	$530	$6,360
10 X 25	250	2	0	2	500	$403	$806	$9,672
10 X 30	300	14	5	9	4,200	$410	$5,740	$68,880
10 X 30	300	3	3	0	900	$410	$1,230	$14,760
Totals	**-**	**177**	**118**	**59**	**27,900**	**-**	**$41,846**	**$502,152**

Open Parking

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
12 X 30	0	34	31	3	0	$60	$2,040	$24,480
12 X 45	0	1	1	0	0	$79	$79	$948
Totals	**-**	**35**	**32**	**3**	**0**	**-**	**$2,119**	**$25,428**

Facility Totals	**-**	**341**	**264**	**77**	**44,400**	**-**	**$68,650**	**$823,800**

FINANCIAL OVERVIEW

		T-1			Year 1			Year 2			Year 3			Year 4	
		Total	$ PSF		Total	$ PSF		Total	$ PSF		Total	$ PSF		Total	$ PSF
Income															
Gross Potential Rent		$823,800	$18.55		$823,800	$18.55		$823,800	$18.55		$848,514	$19.11		$873,969	$19.68
Truck Rental Commissions		$5,688	$0.13		$5,859	$0.13		$6,035	$0.14		$6,216	$0.14		$6,402	$0.14
Merchandise Sales		$2,526	$0.06		$2,602	$0.06		$2,680	$0.06		$2,760	$0.06		$2,843	$0.06
Tenant Insurance (Net)		$21,549	$0.49		$22,195	$0.50		$22,861	$0.51		$23,547	$0.53		$24,253	$0.55
Admin Fees		$7,395	$0.17		$7,617	$0.17		$7,845	$0.18		$8,081	$0.18		$8,323	$0.19
Late Fees		$2,947	$0.07		$4,702	$0.11		$8,933	$0.20		$9,201	$0.21		$9,477	$0.21
Economic Vacancy	-47.8%	($393,752)	($8.87)	-30.0%	($247,140)	($5.57)	-20.0%	($164,760)	($3.71)	-12.0%	($101,822)	($2.29)	-12.0%	($104,876)	($2.36)
Effective Gross Income		**$470,153**	**$10.59**		**$619,634**	**$13.96**		**$707,394**	**$15.93**		**$796,497**	**$17.94**		**$820,392**	**$18.48**
Expenses															
Real Estate Taxes		$15,320	$0.35		$48,954	$1.10		$49,933	$1.12		$50,932	$1.15		$51,951	$1.17
Insurance		$11,100	$0.25		$11,322	$0.26		$11,548	$0.26		$11,779	$0.27		$12,015	$0.27
Utilities & Trash		$21,078	$0.47		$21,499	$0.48		$21,929	$0.49		$22,368	$0.50		$22,815	$0.51
On-Site Payroll		$68,038	$1.53		$69,399	$1.56		$70,787	$1.59		$72,202	$1.63		$73,646	$1.66
Management Fees		$25,000	$0.56		$30,982	$0.70		$35,370	$0.80		$39,825	$0.90		$41,020	$0.92
Bank and Credit Card Fees		$6,339	$0.14		$13,942	$0.31		$15,916	$0.36		$17,921	$0.40		$18,459	$0.42
Advertising & Marketing		$18,636	$0.42		$24,000	$0.54		$24,480	$0.55		$24,970	$0.56		$25,469	$0.57
Office & Administrative		$11,539	$0.26		$11,769	$0.27		$12,005	$0.27		$12,245	$0.28		$12,490	$0.28
Telephone & Internet		$7,795	$0.18		$7,951	$0.18		$8,110	$0.18		$8,272	$0.19		$8,438	$0.19
Repairs & Maintenance		$4,288	$0.10		$4,374	$0.10		$6,561	$0.15		$10,826	$0.24		$11,043	$0.25
Total Operating Expenses		**$189,133**	**$4.26**		**$244,192**	**$5.50**		**$256,640**	**$5.78**		**$271,340**	**$6.11**		**$277,344**	**$6.25**
Operating Expense Ratio		*40.2%*	-		*39.4%*	-		*36.3%*	-		*34.1%*	-		*33.8%*	-
Net Operating Income		**$281,021**	**$6.33**		**$375,442**	**$8.46**		**$450,754**	**$10.15**		**$525,157**	**$11.83**		**$543,047**	**$12.23**

ASSUMPTIONS:

- Gross Potential Rent - Unchanged from current SAM set rents until Year 3 when 3% annual increases begin
- Tenant Insurance (Self-Storage Units Only) - 3% annual growth moving forward
- Admin Fees - 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 30% 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 - $2,000 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 in Year 1, 50% increase in Year 2, 65% increase in Year 3, and 2% growth in Year 4

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	$823,800	$823,800	$848,514	$873,969	$900,189	$927,194	$955,010	$983,660	$1,013,170	$1,043,565
Truck Rental Commisions	$5,859	$6,035	$6,216	$6,402	$6,595	$6,792	$6,996	$7,206	$7,422	$7,645
Merchandise Sales	$2,602	$2,680	$2,760	$2,843	$2,928	$3,016	$3,107	$3,200	$3,296	$3,395
Tenant Insurance (Net)	$22,195	$22,861	$23,547	$24,253	$24,981	$25,730	$26,502	$27,297	$28,116	$28,960
Admin Fees	$7,617	$7,845	$8,081	$8,323	$8,573	$8,830	$9,095	$9,368	$9,649	$9,938
Late Fees	$4,702	$8,933	$9,201	$9,477	$9,761	$10,054	$10,356	$10,666	$10,986	$11,316
Economic Vacancy	($247,140)	($164,760)	($101,822)	($104,876)	($108,023)	($111,263)	($114,601)	($118,039)	($121,580)	($125,228)
Effective Gross Income	**$619,634**	**$707,394**	**$796,497**	**$820,392**	**$845,004**	**$870,354**	**$896,464**	**$923,358**	**$951,059**	**$979,591**
Expenses										
Real Estate Taxes	$48,954	$49,933	$50,932	$51,951	$52,990	$54,049	$55,130	$56,233	$57,358	$58,505
Insurance	$11,322	$11,548	$11,779	$12,015	$12,255	$12,500	$12,750	$13,005	$13,266	$13,531
Utilities & Trash	$21,499	$21,929	$22,368	$22,815	$23,271	$23,737	$24,211	$24,696	$25,190	$25,693
On-Site Payroll	$69,399	$70,787	$72,202	$73,646	$75,119	$76,622	$78,154	$79,717	$81,312	$82,938
Management Fees	$30,982	$35,370	$39,825	$41,020	$42,250	$43,518	$44,823	$46,168	$47,553	$48,980
Bank and Credit Card Fees	$13,942	$15,916	$17,921	$18,459	$19,013	$19,583	$20,170	$20,776	$21,399	$22,041
Advertising & Marketing	$24,000	$24,480	$24,970	$25,469	$25,978	$26,498	$27,028	$27,568	$28,120	$28,682
Office & Administrative	$11,769	$12,005	$12,245	$12,490	$12,740	$12,994	$13,254	$13,519	$13,790	$14,065
Telephone & Internet	$7,951	$8,110	$8,272	$8,438	$8,606	$8,779	$8,954	$9,133	$9,316	$9,502
Repairs & Maintenance	$4,374	$6,561	$10,826	$11,043	$11,263	$11,489	$11,718	$11,953	$12,192	$12,436
Total Operating Expenses	**$244,192**	**$256,640**	**$271,340**	**$277,344**	**$283,486**	**$289,768**	**$296,195**	**$302,769**	**$309,493**	**$316,373**
Operating Expense Ratio	*39.4%*	*36.3%*	*34.1%*	*33.8%*	*33.5%*	*33.3%*	*33.0%*	*32.8%*	*32.5%*	*32.3%*
Net Operating Income	**$375,442**	**$450,754**	**$525,157**	**$543,047**	**$561,517**	**$580,585**	**$600,269**	**$620,590**	**$641,565**	**$663,218**

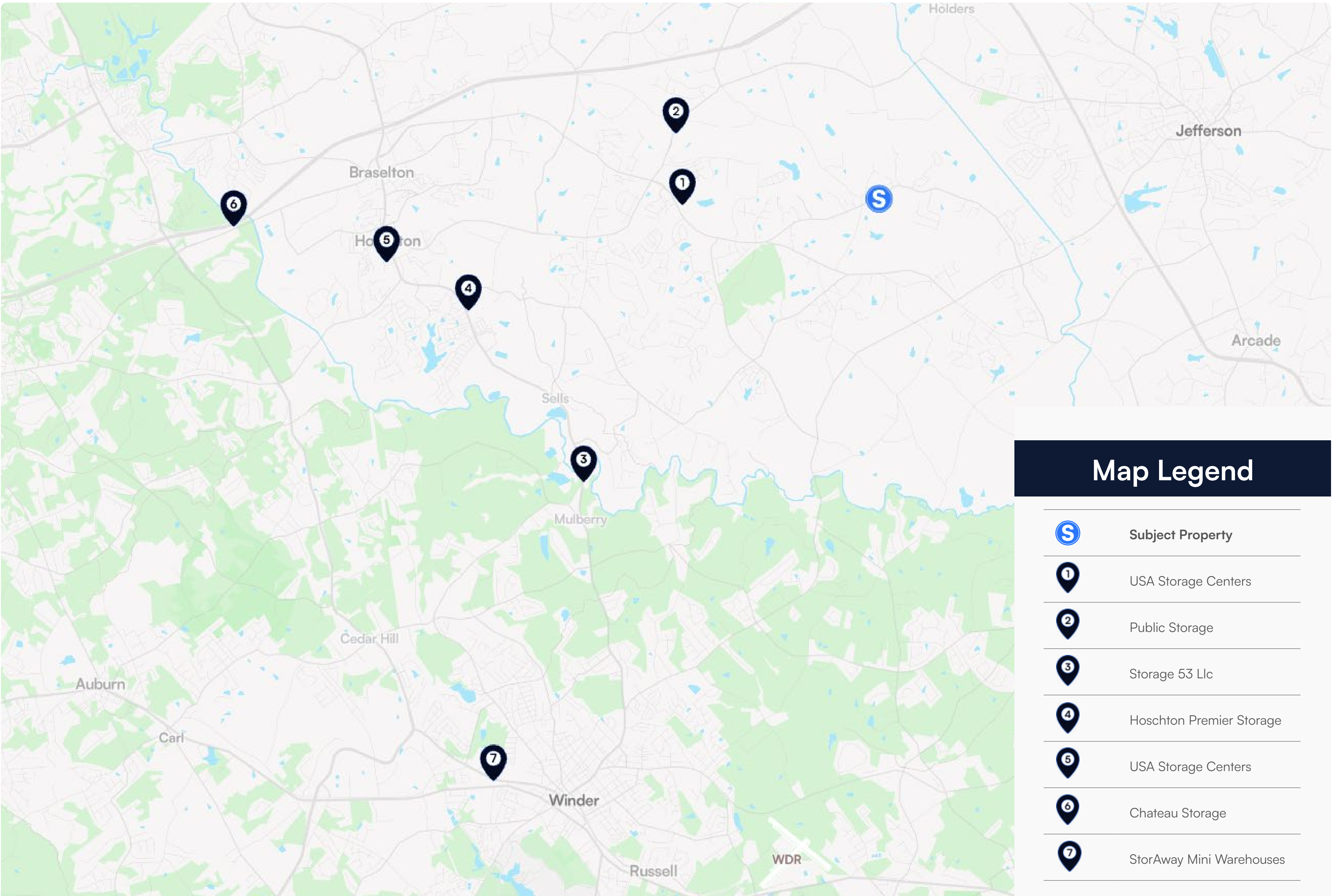
CURRENT: CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

Facility Name	Address	5x10 CC		10x10 CC		10x15 CC		10x20 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
Subject Property	**2421 GA-124, Jefferson, GA**	**$163.00**	-	**$181.00**	-	**$212.00**	-	**$306.00**	-	-
USA Storage Centers	5420 GA-124, Jefferson, GA	$69.00	$34.50	$89.00	$44.50	$102.00	$51.00	$189.00	$94.50	2.62 Miles
Public Storage	3911 GA-332, Hoschton, GA	-	-	$102.00	$82.00	$155.00	$124.00	$188.00	$150.00	2.80 Miles
Storage 53 Llc	1043 Gainesville Hwy, Winder, GA	$95.00	$95.00	$135.00	$135.00	-	-	-	-	5.31 Miles
Hoschton Premier Storage	24 Pearl Industrial Ave, Hoschton, GA	$80.00	$55.00	$115.00	$69.00	$170.00	$79.00	$210.00	$165.00	5.59 Miles
USA Storage Centers	110 Industrial Blvd, Hoschton, GA	$45.00	$22.50	$64.00	$32.00	$119.00	$0.00	-	-	6.49 Miles
Chateau Storage	849 GA-124, Braselton, GA	-	-	$115.00	$79.00	-	-	-	-	8.53 Miles
StorAway Mini Warehouses	208 W Athens St, Winder, GA	$150.00	$130.00	$185.00	$62.00	$185.00	$92.00	$300.00	$180.00	9.05 Miles
Averages		**$87.80**	**$67.40**	**$115.00**	**$71.93**	**$146.20**	**$69.20**	**$221.75**	**$147.38**	
Average Rent Per Foot		**$1.76**	**$1.35**	**$1.15**	**$0.72**	**$0.97**	**$0.46**	**$1.11**	**$0.74**	

T-12: CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

Facility Name	Address	5x10 CC		10x10 CC		10x15 CC		10x20 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
S **Subject Property**	**2421 GA-124, Jefferson, GA**	-	-	-	-	**$164.00**	**$164.00**	-	-	-
1 USA Storage Centers - Jefferson	5420 GA-124, Jefferson, GA	$84.00	$84.00	$111.00	$111.00	$132.00	$132.00	$244.00	$244.00	2.62 Miles
2 Public Storage	3911 GA-332, Hoschton, GA	$66.00	$55.00	$88.00	$72.00	$114.00	$94.00	$173.00	$141.00	2.80 Miles
3 Storage 53 Llc	1043 Gainesville Hwy, Winder, GA	$95.00	$95.00	$135.00	$135.00	$195.00	$195.00	-	-	5.31 Miles
4 Hoschton Premier Storage	24 Pearl Industrial Ave, Hoschton, GA	$39.00	$39.00	$60.00	$60.00	$105.00	$105.00	$190.00	$190.00	5.59 Miles
5 USA Storage Centers	110 Industrial Blvd, Hoschton, GA	$47.00	$47.00	-	-	$136.00	$136.00	$183.00	$183.00	6.49 Miles
6 Chateau Storage	849 GA-124, Braselton, GA	$60.00	$60.00	$75.00	$75.00	$100.00	$100.00	$180.00	$180.00	8.53 Miles
7 StorAway Mini Warehouses	208 W Athens St, Winder, GA	-	-	$125.00	$125.00	$170.00	$170.00	$180.00	$180.00	9.05 Miles
Averages		**$65.17**	**$63.33**	**$99.00**	**$96.33**	**$136.00**	**$133.14**	**$191.67**	**$186.33**	
Average Rent Per Foot		**$1.30**	**$1.27**	**$0.99**	**$0.96**	**$0.91**	**$0.89**	**$0.96**	**$0.93**	

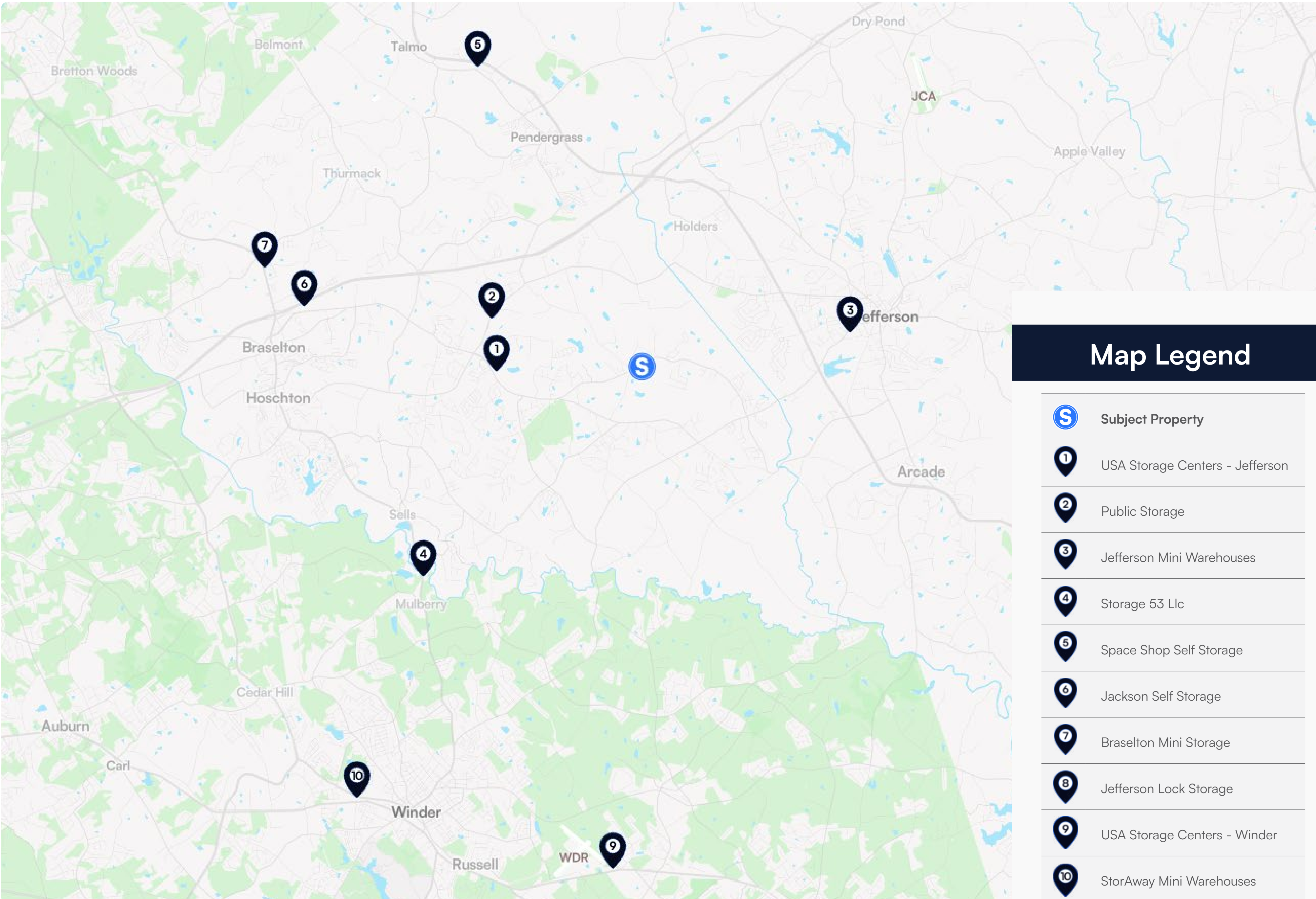
CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES MAP



CURRENT:
NON-CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

	Facility Name	Address	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	
S	**Subject Property**	**2421 GA-124, Jefferson, GA**	**$89.00**	**-**	**$212.00**	**-**	**$238.00**	**-**	**$291.00**	**-**	**$512.00**	**-**	-
1	USA Storage Centers	5420 GA-124, Jefferson, GA	-	-	-	-	-	-	$175.00	$87.50	-	-	2.62 Miles
2	Public Storage	3911 GA-332, Hoschton, GA	$71.00	$57.00	$98.00	$78.00	$123.00	$98.00	$175.00	$140.00	$128.00	$102.00	2.80 Miles
3	Jefferson Mini Warehouses	42 Professional Dr, Jefferson, GA	$50.00	$50.00	-	-	-	-	$90.00	$90.00	-	-	5.31 Miles
4	Storage 53 Llc	1043 Gainesville Hwy, Winder, GA	-	-	$105.00	$105.00	$125.00	$125.00	$165.00	$165.00	$240.00	$240.00	5.59 Miles
5	Space Shop Self Storage	402 N Jackson Loop, Talmo, GA	-	-	$129.00	$103.00	$135.00	$108.00	$201.00	$161.00	$205.00	$164.00	6.49 Miles
6	Jackson Self Storage	11916 Lewis Braselton Blvd, Braselton, GA	$70.00	$70.00	$105.00	$105.00	$125.00	$125.00	$165.00	$165.00	$215.00	$215.00	5.31 Miles
7	Braselton Mini Storage	6562 Hwy 53 Suite A, Braselton, GA	$85.00	$85.00	-	-	$175.00	$175.00	-	-	-	-	5.59 Miles
8	Jefferson Lock Storage	95 Potter House Road Jefferson, Jefferson, GA	$50.00	$50.00	-	-	-	-	$70.00	$70.00	-	-	6.49 Miles
9	USA Storage Centers	1048 Atlanta Hwy SE, Winder, GA	-	-	$59.00	$0.00	$80.00	$0.00	$218.00	$167.00	-	-	8.53 Miles
10	StorAway Mini Warehouses	208 W Athens St, Winder, GA	$110.00	$41.00	$150.00	$70.00	$185.00	$80.00	$255.00	$142.00	$315.00	$240.00	9.05 Miles
	Averages		**$72.67**	**$58.83**	**$107.67**	**$76.83**	**$135.43**	**$101.57**	**$168.22**	**$131.94**	**$220.60**	**$192.20**	
	Average Rent Per Foot		**$1.45**	**$1.18**	**$1.08**	**$0.77**	**$0.90**	**$0.68**	**$0.84**	**$0.66**	**$0.74**	**$0.64**	

NON-CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES MAP



02

MARKET OVERVIEW

JEFFERSON, GA
DEMOGRAPHIC ANALYSIS

WITHIN 5 MILES

5.50%
2020-2025 Annual Population Growth

3.80%
2025-2030 Annual Population Growth

38.3
Median Age

5.7%
2020-2025 Annual Household Growth

2,445
Renter Occupied Households

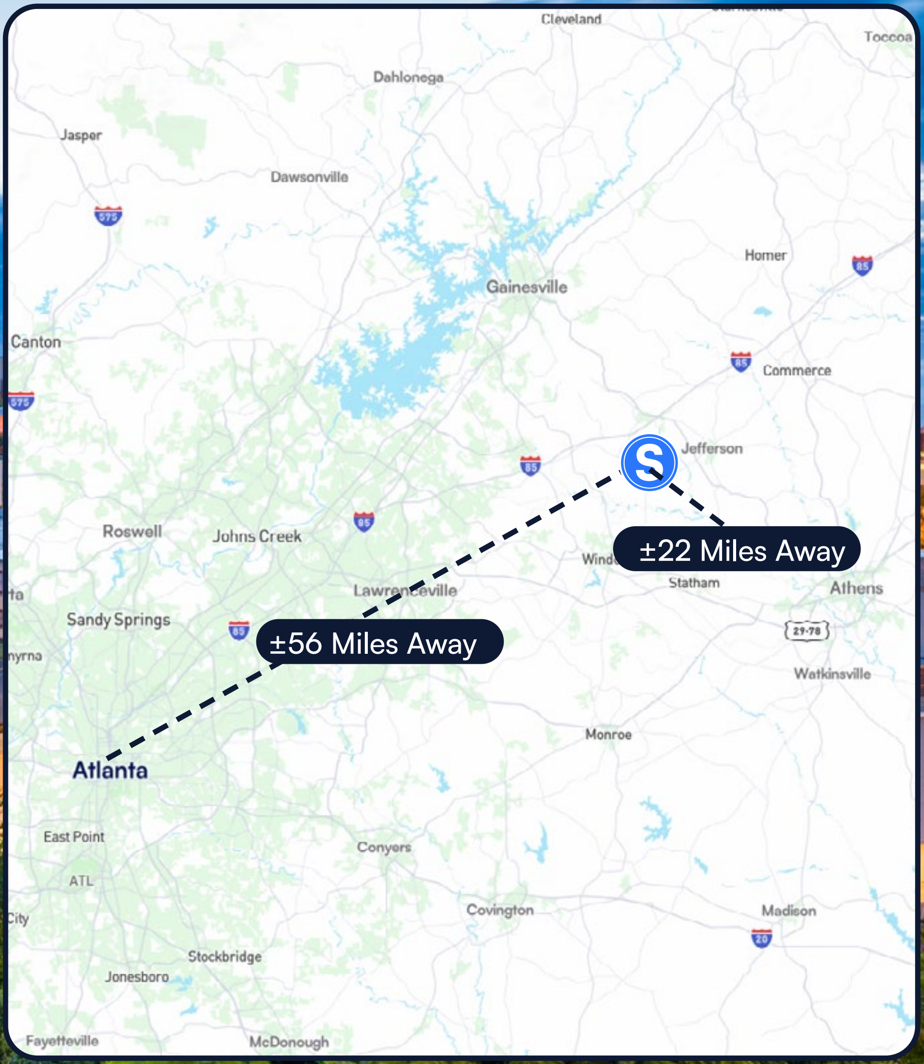
$97,350
Median Household Income

131,209	**$6.52 B**	**44,674**	**$117,573**
TOTAL POPULATION	REGIONAL GDP	NUMBER OF HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME

JEFFERSON, GA

LOCAL MARKET OVERVIEW

Jefferson has emerged as one of Georgia's strongest growth markets as development continues to expand northeast from Metro Atlanta along the Interstate 85 corridor. The community benefits from a combination of new residential neighborhoods, expanding logistics and manufacturing employment, and highly rated schools that continue to attract families. Jackson County has experienced sustained population and housing growth, creating increasing demand for neighborhood-serving commercial uses and storage facilities. The area's accessibility to both Atlanta and Athens allows residents and businesses to capitalize on multiple employment centers while maintaining a lower-density suburban environment. For self-storage investors, the surrounding trade area offers attractive fundamentals driven by ongoing household formation, residential construction, and industrial expansion. Distribution facilities, manufacturing operations, and small businesses generate consistent commercial storage demand, while continued single-family housing growth supports residential storage needs. The property's location along GA-124 provides excellent visibility and convenient access between Jefferson and Braselton, positioning it to serve one of Northeast Georgia's fastest-growing population corridors.



Atlanta, GA

Atlanta remains one of the nation’s leading multifamily markets, driven by strong population growth, corporate relocations, and a diversified economy anchored by technology, healthcare, logistics, and professional services. Continued in-migration, expanding mixed-use development, and high-income employment growth continue supporting strong apartment demand and institutional investment activity across the metro. Top-tier communities in amenity-rich urban districts continue benefiting from proximity to major employment hubs, walkability, transit access, and lifestyle destinations, while suburban submarkets remain competitive through relative affordability, strong school systems, and established retail corridors.

65K+ Residents
Added Annually

7th Largest U.S. Metro
6.44M+ Total Population

$92.6K
Median HH Income

Source: U.S. Census Bureau, Atlanta Regional Commission, CoStar Group, Georgia Department of Economic Development | **2025 Dataset**

DEMOGRAPHIC ANALYSIS

POPULATION

	1-MILE	3-MILE	5-MILE
2020 Population	12,135	30,857	103,091
2025 Population	15,358	39,891	131,209
2030 Population Projection	18,389	47,795	153,99
Median Age	37.3	37.8	38

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2020 Households	3,928	10,220	35,031
2025 Households	4,977	13,209	44,674
2030 Household Projection	5,964	15,837	52,470
Owner Occupied Households	5,442	13,392	42,077
Renter Occupied Households	522	2,445	10,393

INCOME

	1-MILE	3-MILE	5-MILE
Avg Household Income	$ 105,035	$119,856	$117,573
Median Household Income	$91,227	$98,421	$97,304
< $25,000	181	1,126	5,164
$25,000 - 50,000	613	1,442	6,267
$50,000 - 75,000	746	1,898	8,293
$75,000 - 100,000	1,002	2,392	7,226
$100,000 - 125,000	577	1,550	5,063
$125,000 - 150,000	555	1,642	4,092
$150,000 - 200,000	748	1,620	4,666
$200,000+	553	1,539	3,904

Confidentiality Agreement and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2421 GA-124, Jefferson, GA 30549** ("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.

MATTHEWS™

OFFERING MEMORANDUM

STORAGE SENSE (MANAGED)

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