

Management Summary

Monday, September 30, 2024

L001 - AAA Private Self Storage, LLC, 970 Hays Mill Rd, Carrollton GA 30117

TEL: 770-838-4864

Printed on Friday, October 25, 2024 3:52:02PM

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				As of Monday, September 30, 2024				
	From	Daily	Custom Period	Fiscal YTD				
	Sep-30-2024	Sep-30-2024	Jan-01-2024	Jan-01-2024				
	To	Sep-30-2024	Sep-30-2024	Sep-30-2024	Occupancy	Units	%Units	Area
								%Area
Deposits					Occupied	525	67.0%	68,110
					Vacant*	254	32.4%	34,819
					Unrentable	5	0.6%	656
					Complimentary	14		3,375
					Total	784	100.0%	103,585
					Waiting List	9	Autobilled**	385
					Overlocked**	15	Insurance**	470
								Per Area
					Gross Potential Rates		161,891	100.0%
					Gross Unrentable Unit Rates		1,078	0.7%
					Gross Vacant Unit Rates		55,394	34.2%
					Gross Occupied Unit Rates		105,419	65.1%
					Gross Complimentary Unit Rates		4,944	3.1%
					Actual Occupied Unit Rates		89,134	55.1%
					Occupied Rate Variance		16,285	10.1%
					Effective Rate after Concessions		76,642	47.3%
					Unpaid Charges (Current tenants)			
					Days	Amount	Units	%Units
					0-10	4,211.40	23	4.4
					11-30	1,919.00	10	1.9
					31-60	439.10	9	1.7
					61-90	0.00	0	0.0
					91-120	0.00	0	0.0
					121-180	0.00	0	0.0
					181-360	0.00	0	0.0
					>360	0.00	0	0.0
					Total	6,569.50	42	8.0
								4.1
								7.4
					Delinquency (Current tenants >30 days)			
					Rent	343.00	3	0.60
					Other	96.10		0.20
					Taxes	0.00		0.40
					Total	439.10		
					Liabilities			
					Units	Amount		
					Prepaid Rent	28	20,782.58	
					Prepaid Insurance	20	758.00	
					Prepaid Recurring Charges	0	0.00	
					Security Deposits (Cash)	0	0.00	
					Rent Last Change			
					Units	Rent Variances	Units	
					0 - 6 Months	< 0%	2	
					6 - 12 Months	0 - 15%	369	
					12 - 18 Months	15 - 30%	100	
					18 - 24 Months	30 - 50%	36	
					> 24 Months	> 50%	18	
					Total	Total	525	
					Owners' Alert			
					Total	Tenants		
					Standard rates unchanged > 360 days	573	Occupied	525
					Tenants rates unchanged > 360 days	374	Insurance	473 90%
					Days with payments and no daily close	0	ACH Billed	237 45%
					Backdated payments	2	Credit Card	2,581 492%
					Backdated charges	1	Paid Online	535 102%
					Deleted payments	4		
					Deleted charges	11		
					Deleted units	28		
					Unit size changes	0	Insurance	
					Program defaults changes	10	Premiums	5,277.00
							Coverage	959,000.00
					Report Explanation			
					(*) Vacancies do not include unrentable units.			
					(**) Reported values reflect the current tenant status.			
					(1) Gross Pot. Rent = sum of Std. Rental Rates as of the report date			
					(2) Actual Occ Rate = sum of actual rental rates for occupied units			
					(3) Effective Rate = Actual Occupied Rate - Credits Issued (Rent) -			
					- Expiring Discounts			
					(4) Leads Converted is a count of unique tenant move-ins			