

Management History

Monday, September 30, 2024

L001 - AAA Private Self Storage, LLC, 970 Hays Mill Rd, Carrollton GA 30117 TEL: 770-838-4864

	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024	Jan 2024	Dec 2023	Nov 2023	Oct 2023	Sep 2023	Aug 2023
<u>Deposits</u>														
Cash	1,772	2,912	1,037	1,984	1,571	3,097	1,573	3,358	1,569	1,157	2,207	1,841	2,306	2,260
Checks	5,763	6,538	12,646	6,506	6,582	7,139	5,520	6,761	8,886	7,786	5,539	7,588	5,701	6,057
ACH Debit	4,340	4,983	4,534	8,528	8,837	7,875	9,209	7,702	8,411	7,900	7,619	7,350	6,562	6,344
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	83,418	81,894	84,133	73,637	80,389	74,630	72,617	77,614	78,009	70,108	74,970	77,490	79,920	84,637
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	95,293	96,326	102,350	90,655	97,379	92,741	88,919	95,435	96,875	86,951	90,335	94,270	94,489	99,298

<u>Payment Receipts</u>														
Rent	87,341	92,152	93,701	88,263	91,545	87,040	84,021	89,614	88,052	84,624	85,517	88,719	88,702	93,845
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	800	795	690	936	915	930	630	1,189	1,230	885	1,095	851	950	901
NSF Fee	0	0	0	35	0	35	0	0	0	0	0	0	0	0
Admin Fee	340	440	580	400	420	320	220	240	180	420	160	360	320	400
Insurance	4,605	4,241	3,920	3,794	3,856	3,705	3,539	3,734	3,528	3,480	3,469	3,460	3,557	3,707
Other	40	225	50	95	285	265	443	430	510	200	20	345	310	255
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merchandise	117	202	486	300	335	211	267	212	266	320	153	500	416	368
Tax 1	8	14	34	21	23	15	19	15	19	22	11	34	29	26
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	93,251	98,068	99,461	93,844	97,379	92,521	89,139	95,435	93,785	89,951	90,425	94,270	94,285	99,502

<u>Charges</u>														
Rent	86,984	89,670	91,941	92,086	92,410	87,177	88,370	89,148	89,359	89,589	88,299	89,507	89,066	92,993
Late Fee	1,020	900	1,020	870	1,005	1,155	810	945	1,260	1,425	1,200	960	1,020	975
Admin Fee	360	460	600	420	660	360	240	300	180	440	180	460	380	440
Merchandise	117	202	486	300	345	211	267	212	266	320	153	500	416	368
Insurance	4,541	4,322	3,985	3,916	3,893	3,667	3,674	3,664	3,632	3,648	3,604	3,676	3,643	3,809
Other	40	0	625	4,905	720	75	358	680	1,010	200	20	120	635	1,335
Taxes	8	14	34	21	24	15	19	15	19	22	11	34	29	26
Total	93,069	95,567	98,692	102,518	99,056	92,661	93,738	94,964	95,725	95,644	93,467	95,258	95,190	99,945

<u>Collections</u>														
Prepaid Rent	16,551	17,164	18,722	12,343	13,888	11,205	12,260	13,652	15,148	13,283	13,707	15,706	16,184	16,738
Current Rent	70,096	74,040	74,777	74,780	77,576	74,420	70,609	73,207	71,530	70,540	70,665	71,391	71,520	76,059
Past Due Rent	695	947	203	1,140	81	1,415	1,152	2,755	1,375	800	1,145	1,622	999	1,048
Total	87,341	92,152	93,701	88,263	91,545	87,040	84,021	89,614	88,052	84,624	85,517	88,719	88,702	93,845

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	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024	Jan 2024	Dec 2023	Nov 2023	Oct 2023	Sep 2023	Aug 2023
Concessions (Credits Issued to Waive Charges)														
Rent	0	834	165	2,145	1,109	1,207	130	1,418	220	1,024	54	1,389	813	833
Late Fee	30	15	60	189	15	225	30	251	0	30	0	0	45	15
Administrative Fee	20	20	11	20	240	40	20	60	0	20	20	100	60	40
Other	20	58	77	315	55	213	9	465	0	63	0	18	36	36
Tax 1	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	70	927	313	2,669	1,419	1,685	189	2,194	220	1,137	74	1,507	954	924
Bad Debt Write Offs (Credits Issued to Clear Bad Debt)														
Rent	690	1,843	705	962	0	76	0	0	0	357	0	417	0	55
Late Fee	0	300	15	270	0	0	0	0	0	45	0	0	0	0
Administrative Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	56	417	45	5,131	0	9	0	0	0	27	0	18	0	9
Tax 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	746	2,560	765	6,363	0	85	0	0	0	429	0	435	0	64
Discounts (Variances from Standard Rates)														
Rent	14,443	13,411	11,468	11,860	11,781	11,805	11,902	12,486	12,183	12,131	12,015	12,559	13,112	13,130
Facility														
Occupied	525	525	535	528	530	510	511	516	515	519	511	523	516	523
Vacant	254	254	248	257	255	275	274	269	203	199	207	52	59	52
Unrentable	5	5	29	27	27	27	27	27	94	94	94	103	26	26
Total Units	784	784	812	812	812	812	812	812	812	812	812	678	601	601
Total Area	103,585	103,585	115,465	115,465	115,465	115,465	115,465	115,465	115,465	115,465	115,465	98,415	91,115	91,115
Activity														
Move-Ins	18	23	30	23	33	18	12	15	9	22	9	24	20	22
Move-Outs	20	34	24	24	13	19	17	14	13	14	21	18	26	29
Net	-2	-11	6	-1	20	-1	-5	1	-4	8	-12	6	-6	-7
Occupancy														
Occupied Area	68,110	68,085	68,960	69,220	69,435	66,810	67,310	68,485	68,910	70,080	69,075	70,300	69,775	71,200
Occ % of Total Units	67	67	66	65	65	63	63	64	63	64	63	77	86	87
Occ % of Total Area	66	66	60	60	60	58	58	59	60	61	60	71	77	78

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Rate Analysis														
Gross Potential	161,891	161,891	172,400	172,400	172,400	172,400	172,400	172,400	173,615	173,615	174,065	146,476	133,246	133,246
Gross Unrentable	1,078	1,078	11,298	10,681	10,681	10,681	10,681	10,681	18,935	18,935	19,385	23,761	10,531	10,531
Gross Vacant	55,394	55,184	54,129	55,128	54,140	58,525	57,639	55,979	48,375	47,698	50,096	16,202	17,094	14,942
Gross Occupied	105,419	105,629	106,973	106,591	107,579	103,194	104,080	105,740	106,305	106,982	104,584	106,513	105,621	107,773
Gross Complimentary	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	5,285	5,105	4,729	4,729	4,568	4,944
Actual Occupied Rates	89,134	89,226	90,383	89,824	90,504	86,085	86,776	88,295	88,303	89,015	86,539	88,335	87,371	89,319
Occupied Rate Variance	16,285	16,403	16,590	16,767	17,075	17,109	17,304	17,445	18,002	17,967	18,045	18,178	18,250	18,454
Effective Rate after Concessions	86,014	86,489	90,218	87,438	89,395	84,878	86,646	86,877	88,083	87,891	86,254	86,716	86,063	88,106
Economic Occupancy (%)	55	55	52	52	52	50	50	51	51	51	50	60	66	67

Unpaid Charges (Current Tenants)

0-10	4,211	1,940	4,178	3,602	2,549	4,165	6,763	5,019	6,231	4,981	4,927	4,110	3,755	4,332
11-30	1,919	1,330	850	706	2,094	2,288	1,489	2,291	2,906	3,161	1,874	1,833	2,592	1,495
31-60	439	45	1,560	460	1,534	770	1,759	817	2,422	1,909	269	901	1,445	1,034
61-90	0	0	460	0	735	460	595	464	914	165	212	104	432	334
91-120	0	0	0	0	395	0	355	0	165	0	0	89	334	319
121-180	0	0	0	0	0	0	0	0	0	0	0	0	319	0
181-360	0	0	0	0	0	0	0	0	0	0	0	0	0	0
>360	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Owners' Alerts

Standard rates unchanged > 360 days	573	573	601	601	601	601	601	601	601	601	601	601	601	601
Tenants rates unchanged > 360 days	374	365	365	362	362	362	364	366	366	359	358	360	362	360
Days with payments and no close														
Backdated payments			1					1						
Backdated charges				1										
Deleted payments		1	1	1	1									1
Deleted charges	1			9		1					1			
Deleted units		28												
Unit size changes														
Program defaults changes		5		1		2		2			2			
Waived late fees (credits)	30	315	75	459	15	225	30	251		75			45	15
Cash in deposit (%)	2	3	1	2	2	3	2	4	2	1	2	2	2	2

Tenants

Occupied	525	525	535	528	530	510	511	516	515	519	511	523	516	523
Insurance	473	480	429	420	420	399	397	400	397	400	390	398	390	401
ACH Billed	24	28	24	26	26	26	29	28	26	22	23	22	22	22
Credit Card Billed	287	318	283	290	272	266	266	274	264	274	274	269	285	292
Paid on Web	49	54	52	58	71	53	67	64	67	59	63	68	57	58