

Sunday, December 31, 2023

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

TEL: 770-838-4864

	Daily	Custom Period	Fiscal YTD
From	Dec-31-2023	Jan-01-2023	Jan-01-2023
To	Dec-31-2023	Dec-31-2023	Dec-31-2023
Deposits			
Cash	0.00	27,917.37	27,917.37
Check	0.00	98,281.30	98,281.30
ACH Debit	0.00	88,804.42	88,804.42
Debit Card	0.00	0.00	0.00
Charge Card	0.00	913,643.60	913,643.60
SubTotal	0.00	1,128,646.69	1,128,646.69
Misc Deposit	0.00	0.00	0.00
Total	0.00	1,128,646.69	1,128,646.69

Payment Receipts

(Note: Receipts will only match deposits made within the same period.)

Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	1,440.72	1,063,820.51	1,063,820.51
Recurring	0.00	70.00	70.00
Late Fee	15.00	10,274.00	10,274.00
NSF Fee	0.00	55.00	55.00
Admin Fee	0.00	3,730.00	3,730.00
Insurance	62.00	42,997.51	42,997.51
Other	0.00	3,284.00	3,284.00
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	5,440.62	5,440.62
Tax 1	0.00	379.77	379.77
Tax 2	0.00	0.00	0.00
Total	1,517.72	1,130,051.41	1,130,051.41

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	0.00	180,088.57
Current Rent	1,440.72	869,537.94
Past Due Rent	0.00	14,194.00
Total	1,440.72	1,063,820.51
Current Late Fee	15.00	9,656.00
Past Due Late Fee	0.00	618.00
Total	15.00	10,274.00

<u>NSF Reversals</u>	0	4	4
	0.00	3,152.00	3,152.00

Concessions (Credits Issued)

Rent	0.00	5,814.78	5,814.78
Rent (Bad Debt)	0.00	2,968.00	2,968.00
Late Fees	0.00	465.00	465.00
Taxes	0.00	0.00	0.00
Other	0.00	1,534.96	1,534.96
Total	0.00	10,782.74	10,782.74

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	2,826.50	2,826.50
Rent (Non-Expiring)	147.28	151,267.00	151,267.00

Bad Debts	0.00	12,780.00	12,780.00
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Activity

Move-Ins	0	231	231
Insurance	0	227	227
Move-Outs	0	249	249
Transfers	0	28	28
Rented Area Increase	0	-3,385	-3,385
Collection Notes	0	874	874
Auctions	0	8	8

Leads

SpareFoot Leads	0	0	0
Phone Leads	0	24	24
Web Leads	0	48	48
Walk-In Leads	0	188	188
Leads Converted	0	223	223

As of Sunday, December 31, 2023

<u>Occupancy</u>	<u>Units</u>	<u>%Units</u>	<u>Area</u>	<u>%Area</u>
Occupied	519	63.9%	70,080	60.7 %
Vacant*	199	24.5%	29,264	25.3 %
Unrentable	94	11.6%	16,121	14.0 %
Complimentary	15		3,475	
Total	812	100.0%	115,465	100.0 %

Waiting List	3	Autobilled**	385	
Overlooked**	15	Insurance**	470	Per Area

Gross Potential Rates	173,615	100.0%	1.50
Gross Unrentable Unit Rates	18,935	10.9%	1.17
Gross Vacant Unit Rates	47,698	27.5%	1.63
Gross Occupied Unit Rates	106,982	61.6%	1.53
Gross Complimentary Unit Rates	5,105	2.9%	1.47
Actual Occupied Unit Rates	89,015	51.3%	1.27
Occupied Rate Variance	17,967	10.3%	0.18
Effective Rate after Concessions	80,373	46.3%	1.15

Unpaid Charges (Current tenants)

<u>Days</u>	<u>Amount</u>	<u>Units</u>	<u>%Units</u>	<u>%GrossPot</u>	<u>%Actual</u>
0-10	4,981.00	24	4.6	2.9	5.6
11-30	3,161.00	12	2.3	1.8	3.6
31-60	1,909.00	10	1.9	1.1	2.1
61-90	165.00	1	0.2	0.1	0.2
91-120	0.00	0	0.0	0.0	0.0
121-180	0.00	0	0.0	0.0	0.0
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	10,216.00	47	9.0	5.9	11.5

Delinquency (Current tenants >30 days

Rent	1,750.00	11	2.10	1.00	2.00
Other	324.00				
Taxes	0.00				
Total	2,074.00				

Liabilities	Units	Amount
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Prepaid Rent	31	17,581.00
Prepaid Insurance	18	421.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

Rent Last Change	Units	Rent Variances	Units
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0 - 6 Months	104	< 0%	3
6 - 12 Months	56	0 - 15%	339
12 - 18 Months	43	15 - 30%	120
18 - 24 Months	28	30 - 50%	39
> 24 Months	288	> 50%	18
Total	519	Total	519

Owners' Alert

Standard rates unchanged > 360 days	601	Occupied	519	
Tenants rates unchanged > 360 days	355	Insurance	400	77%
Days with payments and no daily close	0	ACH Billed	268	52%
Backdated payments	0	Credit Card	3,408	657%
Backdated charges	0	Paid Online	776	150%
Deleted payments	4			
Deleted charges	6			
Deleted units	0	<u>Insurance</u>		
Unit size changes	4	Premiums	4,264.00	
Program defaults changes	5	Coverage	813,000.00	

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