

Management History

Saturday, August 31, 2024

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

Printed on Tuesday, September 24, 2024 11:05:10AM

1 / 3

	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	Jul 2023
Deposits														
Cash	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	2,862
Checks	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	9,622
ACH Debit	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	7,655
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	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	75,634
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	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	95,773
Payment Receipts														
Rent	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	90,146
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	70
Late Fee	795	690	936	915	930	630	1,189	1,230	885	1,095	851	950	901	594
NSF Fee	0	0	35	0	35	0	0	0	0	0	0	0	0	0
Admin Fee	440	580	400	420	320	220	240	180	420	160	360	320	400	560
Insurance	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	3,598
Other	225	50	95	285	265	443	430	510	200	20	345	310	255	130
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	202	486	300	335	211	267	212	266	320	153	500	416	368	472
Tax 1	14	34	21	23	15	19	15	19	22	11	34	29	26	33
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	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	95,604
Charges														
Rent	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	92,329
Late Fee	900	1,020	870	1,005	1,155	810	945	1,260	1,425	1,200	960	1,020	975	990
Admin Fee	460	600	420	660	360	240	300	180	440	180	460	380	440	620
Merchandise	202	486	300	345	211	267	212	266	320	153	500	416	368	472
Insurance	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	3,761
Other	0	625	4,905	720	75	358	680	1,010	200	20	120	635	1,335	350
Taxes	14	34	21	24	15	19	15	19	22	11	34	29	26	33
Total	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	98,555
Collections														
Prepaid Rent	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	12,697
Current Rent	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	76,691
Past Due Rent	947	203	1,140	81	1,415	1,152	2,755	1,375	800	1,145	1,622	999	1,048	759
Total	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	90,146

Management History

Saturday, August 31, 2024

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

Printed on Tuesday, September 24, 2024 11:05:10AM

2 / 3

	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	Jul 2023
<u>Concessions (Credits Issued to Waive Charges)</u>														
Rent	834	165	2,145	1,109	1,207	130	1,418	220	1,024	54	1,389	813	833	66
Late Fee	15	60	189	15	225	30	251	0	30	0	0	45	15	0
Administrative Fee	20	11	20	240	40	20	60	0	20	20	100	60	40	60
Other	58	77	315	55	213	9	465	0	63	0	18	36	36	0
Tax 1	0	0	0	1	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	927	313	2,669	1,419	1,685	189	2,194	220	1,137	74	1,507	954	924	126
<u>Bad Debt Write Offs (Credits Issued to Clear Bad Debt)</u>														
Rent	1,843	705	962	0	76	0	0	0	357	0	417	0	55	161
Late Fee	300	15	270	0	0	0	0	0	45	0	0	0	0	0
Administrative Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	417	45	5,131	0	9	0	0	0	27	0	18	0	9	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	2,560	765	6,363	0	85	0	0	0	429	0	435	0	64	170
<u>Discounts (Variances from Standard Rates)</u>														
Rent	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	12,542
<u>Facility</u>														
Occupied	525	535	528	530	510	511	516	515	519	511	523	516	523	530
Vacant	254	248	257	255	275	274	269	203	199	207	52	59	52	45
Unrentable	5	29	27	27	27	27	27	94	94	94	103	26	26	26
Total Units	784	812	812	812	812	812	812	812	812	812	678	601	601	601
Total Area	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	91,115
<u>Activity</u>														
Move-Ins	23	30	22	33	18	12	15	9	22	9	24	20	22	34
Move-Outs	34	24	24	13	19	17	14	13	14	21	18	26	29	21
Net	-11	6	-2	20	-1	-5	1	-4	8	-12	6	-6	-7	13
<u>Occupancy</u>														
Occupied Area	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	72,150
Occ % of Total Units	67	66	65	65	63	63	64	63	64	63	77	86	87	88
Occ % of Total Area	66	60	60	60	58	58	59	60	61	60	71	77	78	79

Management History

Saturday, August 31, 2024

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

Printed on Tuesday, September 24, 2024 11:05:10AM

3 / 3

	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	Jul 2023
Rate Analysis														
Gross Potential	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	133,246
Gross Unrentable	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	10,531
Gross Vacant	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	13,360
Gross Occupied	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	109,355
Gross Complimentary	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	5,105
Actual Occupied Rates	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	90,473
Occupied Rate Variance	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	18,882
Effective Rate after Concessions	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	90,407
Economic Occupancy (%)	55	52	52	52	50	50	51	51	51	50	60	66	67	68

Unpaid Charges (Current Tenants)

0-10	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	5,157
11-30	1,330	850	706	2,094	2,288	1,489	2,291	2,906	3,161	1,874	1,833	2,592	1,495	1,889
31-60	45	1,560	460	1,534	770	1,759	817	2,422	1,909	269	901	1,445	1,034	892
61-90	0	460	0	735	460	595	464	914	165	212	104	432	334	319
91-120	0	0	0	395	0	355	0	165	0	0	89	334	319	0
121-180	0	0	0	0	0	0	0	0	0	0	0	319	0	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	601	601	601	601	601	601	601	601	601	601	601	601	601
Tenants rates unchanged > 360 days	365	365	362	362	362	364	366	366	359	358	360	362	360	361

Days with payments and no close

Backdated payments	1				1									
Backdated charges	1													
Deleted payments	1	1	1	1									1	1
Deleted charges	9				1		1						1	
Deleted units	28													
Unit size changes											4			
Program defaults changes	5	1			2		2		2					
Waived late fees (credits)	315	75	459	15	225	30	251	75			45			15
Cash in deposit (%)	3	1	2	2	3	2	4	2	1	2	2	2	2	3

Tenants

Occupied	525	535	528	530	510	511	516	515	519	511	523	516	523	530
Insurance	480	429	420	420	399	397	400	397	400	390	398	390	401	406
ACH Billed	28	24	26	26	26	29	28	26	22	23	22	22	22	23
Credit Card Billed	318	283	290	272	266	266	274	264	274	274	269	285	292	266
Paid on Web	54	52	58	71	53	67	64	67	59	63	68	57	58	64