

Tuesday, October 01, 2024

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

TEL: 770-838-4864

Daily				Month-To-Date	Fiscal YTD	As of Thursday, October 31, 2024				
	From	Oct-31-2024	Oct-01-2024	Jan-01-2024	Occupancy	Units	%Units	Area	%Area	
	To	Oct-31-2024	Oct-31-2024	Oct-31-2024	Occupied	534	68.1%	69,460	67.1 %	
Deposits					Vacant*	244	31.1%	33,444	32.3 %	
	Cash	244.38	1,423.59	20,295.86	Unrentable	6	0.8%	681	0.7 %	
	Check	235.00	7,014.88	73,355.41	Complimentary	14		3,375		
	ACH Debit	166.00	4,705.00	69,123.65	Total	784	100.0%	103,585	100.0 %	
	Debit Card	0.00	0.00	0.00						
	Charge Card	1,810.98	86,314.50	792,655.36	Waiting List	11	Autobilled**	391		
	SubTotal	2,456.36	99,457.97	955,430.28	Overlocked**	16	Insurance**	469	Per Area	
	Misc Deposit	0.00	0.00	0.00						
	Total	2,456.36	99,457.97	955,430.28	Gross Potential Rates	1		161,556	100.0%	1.56
					Gross Unrentable Unit Rates			1,149	0.7%	1.69
Payment Receipts					Gross Vacant Unit Rates		52,739	32.6%	1.58	
(Note: Receipts will only match deposits made within the same period.					Gross Occupied Unit Rates		107,668	66.6%	1.55	
Deposits are based on fiscal dates. Receipts are calendar based.)					Gross Complimentary Unit Rates		4,944	3.1%	1.46	
Rent	2,154.22	92,358.05	894,087.90	Actual Occupied Unit Rates	2		91,547	56.7%	1.32	
Recurring	0.00	0.00	0.00	Occupied Rate Variance			16,121	10.0%	0.16	
Late Fee	30.00	990.00	9,105.00	Effective Rate after Concessions	3		87,647	54.3%	1.26	
NSF Fee	0.00	0.00	70.00	Unpaid Charges (Current tenants)						
Admin Fee	80.00	440.00	3,580.00	Days	Amount	Units	%Units	%GrossPot	%Actual	
Insurance	152.00	5,305.18	40,226.75	0-10	3,722.00	18	3.4	2.3	4.1	
Other	0.00	0.00	2,343.00	11-30	1,600.00	9	1.7	1.0	1.7	
Misc Deposit	0.00	0.00	0.00	31-60	498.00	1	0.2	0.3	0.5	
Security Deposit	0.00	0.00	0.00	61-90	205.97	6	1.1	0.1	0.2	
Merchandise	37.50	341.85	2,737.52	91-120	0.00	0	0.0	0.0	0.0	
Tax 1	2.64	22.89	190.39	121-180	0.00	0	0.0	0.0	0.0	
Tax 2	0.00	0.00	0.00	181-360	0.00	0	0.0	0.0	0.0	
Total	2,456.36	99,457.97	952,340.56	>360	0.00	0	0.0	0.0	0.0	
Collections (Receipts collected towards rent and late fees.)					Total	6,025.97	34	6.4	3.7	6.6
Prepaid Rent	235.00	13,968.00		Delinquency (Current tenants >30 days)						
Current Rent	1,908.22	78,018.05		Rent	441.00	4	0.70	0.30	0.50	
Past Due Rent	11.00	372.00		Other	262.97					
Total	2,154.22	92,358.05		Taxes	0.00					
Current Late Fee	0.00	690.00		Total	703.97					
Past Due Late Fee	30.00	300.00		Liabilities						
Total	30.00	990.00				Units	Amount			
NSF Reversals					Prepaid Rent	34	23,959.58			
	0	0	3	Prepaid Insurance	21	786.00				
	0.00	0.00	989.00	Prepaid Recurring Charges	0	0.00				
Concessions (Credits Issued)					Security Deposits (Cash)	0	0.00			
Rent	0.00	51.00	7,278.59	Rent Last Change	Units	Rent Variances	Units			
Rent (Bad Debt)	0.00	221.00	4,496.96	0 - 6 Months	117	< 0%	5			
Late Fees	0.00	60.00	1,460.00	6 - 12 Months	41	0 - 15%	377			
Taxes	0.00	0.00	0.68	12 - 18 Months	62	15 - 30%	99			
Other	0.00	102.42	7,403.00	18 - 24 Months	30	30 - 50%	35			
Total	0.00	434.42	20,639.23	> 24 Months	284	> 50%	18			
Discounts (Variances from standard rates.)					Total	534	Total	534		
Rent (Expiring)	1,106.00	3,848.45	9,112.45	Owners' Alert						
Rent (Non-Expiring)	121.28	11,154.50	117,226.00	Standard rates unchanged > 360 days	573	Total	Tenants			
Bad Debts	0.00	0.00	0.00	Tenants rates unchanged > 360 days	376	573	Occupied	534		
Activity					Days with payments and no daily close	0	Insurance	469	88%	
Move-Ins	4	24	205	Backdated payments	0	0	ACH Billed	24	4%	
Insurance	4	21	258	Backdated charges	0	0	Credit Card	306	57%	
Move-Outs	0	15	193	Deleted payments	2	2	Paid Online	59	11%	
Transfers	2	7	28	Deleted charges	2	2				
Rented Area Increase	500	1,350	-770	Deleted units	0	0	Insurance			
Collection Notes	10	253	1,234	Unit size changes	0	0	Premiums	5,233.00		
Auctions	0	0	2	Program defaults changes	0	0	Coverage	951,000.00		
Leads					Report Explanation					
SpareFoot Leads	0	0	0	(*) Vacancies do not include unrentable units.						
Phone Leads	0	0	4	(**) Reported values reflect the current tenant status.						
Web Leads	2	14	92	(1) Gross Pot. Rent = sum of Std.Rental Rates as of the report date						
Walk-In Leads	2	14	162	(2) Actual Occ Rate = sum of actual rental rates for occupied units						
Leads Converted	4	24	199	(3) Effective Rate = Actual Occupied Rate - Credits Issued (Rent) - Expiring Discounts						
					(4) Leads Converted is a count of unique tenant move-ins					