

# Management History

Tuesday, May 31, 2022

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

TEL: 770-838-4864

Printed on Friday, October 25, 2024 4:02:02PM

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	May 2022	Apr 2022	Mar 2022	Feb 2022	Jan 2022	Dec 2021	Nov 2021	Oct 2021	Sep 2021	Aug 2021	Jul 2021	Jun 2021	May 2021	Apr 2021
<b>Deposits</b>														
Cash	2,299	3,470	2,240	786	3,869	3,168	1,854	2,291	2,114	3,984	3,511	4,792	2,759	3,595
Checks	9,002	11,774	9,775	8,391	7,607	8,576	6,278	8,385	12,239	10,237	6,369	13,163	7,723	9,387
ACH Debit	9,223	6,832	8,502	7,053	8,989	6,528	7,114	6,395	6,011	7,264	7,944	7,165	7,137	6,942
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	78,337	78,411	82,333	76,714	83,803	85,923	76,328	76,117	76,584	79,296	80,025	80,766	67,009	66,508
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>98,860</b>	<b>100,487</b>	<b>102,850</b>	<b>92,944</b>	<b>104,267</b>	<b>104,195</b>	<b>91,574</b>	<b>93,188</b>	<b>96,948</b>	<b>100,782</b>	<b>97,849</b>	<b>105,886</b>	<b>84,628</b>	<b>86,432</b>

## Payment Receipts

Rent	92,994	94,235	96,188	87,217	94,802	92,213	86,581	87,442	91,531	94,030	91,274	92,658	79,196	81,079
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	540	948	855	769	1,643	795	737	855	916	750	555	705	465	575
NSF Fee	0	0	0	0	0	0	0	35	0	35	0	0	0	0
Admin Fee	160	260	180	120	200	100	100	360	160	240	309	340	200	418
Insurance	3,783	3,858	3,986	3,445	3,911	3,779	3,506	3,594	3,584	3,743	3,713	3,613	3,239	3,223
Other	120	340	510	485	120	340	160	360	225	420	460	280	320	320
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	994	1,051	1,057	686	1,155	8,952	610	377	805	1,043	1,332	7,481	1,543	900
Tax 1	70	74	74	48	77	197	43	26	56	73	91	521	84	62
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>98,660</b>	<b>100,766</b>	<b>102,850</b>	<b>92,770</b>	<b>101,908</b>	<b>106,376</b>	<b>91,736</b>	<b>93,049</b>	<b>97,277</b>	<b>100,334</b>	<b>97,735</b>	<b>105,598</b>	<b>85,046</b>	<b>86,576</b>

## Charges

Rent	94,306	92,965	95,222	94,930	95,163	94,683	93,884	96,417	94,684	95,572	94,968	89,879	85,562	84,258
Late Fee	1,020	855	1,275	1,260	1,500	1,470	1,425	1,335	1,470	1,230	1,290	900	945	765
Admin Fee	360	400	520	200	420	380	240	680	400	560	740	620	540	580
Merchandise	1,005	1,051	1,057	686	1,155	7,962	1,610	367	815	1,031	1,345	7,481	1,543	890
Insurance	3,860	3,799	3,901	3,847	3,887	3,857	3,832	3,965	3,902	3,930	3,867	3,686	3,538	3,460
Other	120	1,390	810	1,810	13,970	340	160	669	225	1,005	560	280	320	370
Taxes	70	74	74	48	77	198	43	26	57	72	92	521	84	61
<b>Total</b>	<b>100,741</b>	<b>100,534</b>	<b>102,858</b>	<b>102,781</b>	<b>116,173</b>	<b>108,889</b>	<b>101,194</b>	<b>103,459</b>	<b>101,552</b>	<b>103,401</b>	<b>102,862</b>	<b>103,367</b>	<b>92,531</b>	<b>90,384</b>

## Collections

Prepaid Rent	20,018	20,196	17,932	15,000	15,284	17,912	16,587	14,241	20,347	22,199	20,861	23,943	20,542	20,682
Current Rent	72,059	72,148	76,362	70,910	75,967	72,218	69,130	72,152	69,946	70,637	69,726	67,178	58,052	59,654
Past Due Rent	917	1,891	1,894	1,307	3,551	2,084	864	1,049	1,237	1,194	687	1,537	602	743
<b>Total</b>	<b>92,994</b>	<b>94,235</b>	<b>96,188</b>	<b>87,217</b>	<b>94,802</b>	<b>92,213</b>	<b>86,581</b>	<b>87,442</b>	<b>91,531</b>	<b>94,030</b>	<b>91,274</b>	<b>92,658</b>	<b>79,196</b>	<b>81,079</b>

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<b>Concessions</b> (Credits Issued to Waive Charges)														
Rent	0	26	0	0	15	0	0	243	0	9	0	24	225	1,314
Late Fee	15	15	0	15	45	75	30	45	75	45	90	15	0	90
Administrative Fee	180	140	340	80	200	280	140	320	240	320	371	280	340	162
Other	2	0	0	0	0	10	0	0	9	9	9	9	18	27
Tax 1	0	0	0	0	0	1	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	197	181	340	95	260	365	170	608	324	383	470	328	583	1,593
<b>Bad Debt Write Offs</b> (Credits Issued to Clear Bad Debt)														
Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Administrative Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Discounts</b> (Variances from Standard Rates)														
Rent	17,474	15,099	12,522	7,953	8,635	11,030	11,167	11,618	11,871	12,635	12,710	12,746	12,533	12,223
<b>Facility</b>														
Occupied	570	556	564	562	570	564	561	568	568	568	565	551	539	527
Vacant	5	19	11	12	4	25	28	22	21	24	29	43	54	64
Unrentable	26	26	26	26	26	11	11	10	11	8	6	6	7	9
Total Units	601	601	601	600	600	600	600	600	600	600	600	600	600	600
Total Area	91,115	91,115	91,115	91,115	91,115	91,115	91,115	91,115	91,115	91,115	91,115	91,115	91,115	91,115
<b>Activity</b>														
Move-Ins	26	21	28	10	22	20	15	35	23	35	39	37	31	36
Move-Outs	12	29	26	18	16	17	22	35	23	32	25	25	19	23
Net	14	-8	2	-8	6	3	-7	0	0	3	14	12	12	13
<b>Occupancy</b>														
Occupied Area	81,460	79,035	79,960	80,710	81,710	80,735	80,295	81,210	81,785	82,180	81,580	79,080	75,480	74,405
Occ % of Total Units	95	93	94	94	95	94	94	95	95	95	94	92	90	88
Occ % of Total Area	89	87	88	89	90	89	88	89	90	90	90	87	83	82

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<b>Rate Analysis</b>														
Gross Potential	133,466	133,466	133,466	114,946	114,946	114,946	114,946	114,946	114,946	114,946	114,946	114,946	114,946	114,726
Gross Unrentable	9,461	9,461	9,736	9,228	9,228	2,448	2,448	2,298	2,168	1,643	1,049	1,049	1,309	1,569
Gross Vacant	1,735	5,489	3,716	2,200	889	9,024	9,673	8,435	8,160	8,515	9,985	13,185	17,383	18,299
Gross Occupied	122,270	118,516	120,014	103,518	104,829	103,474	102,825	104,213	104,618	104,788	103,912	100,712	96,254	94,858
Gross Complimentary	5,105	5,105	5,105	4,286	4,286	4,286	4,286	4,286	4,286	4,546	4,546	4,546	4,546	4,546
Actual Occupied Rates	95,614	91,503	92,090	92,681	93,978	92,603	91,855	93,205	92,940	92,431	91,511	88,349	84,052	82,645
Occupied Rate Variance	26,656	27,013	27,924	10,837	10,851	10,871	10,970	11,008	11,678	12,357	12,401	12,363	12,202	12,213
Effective Rate after Concessions	92,951	91,175	92,090	92,681	93,853	92,603	91,855	92,862	92,940	92,319	91,326	87,934	83,622	81,331
Economic Occupancy (%)	72	69	69	81	82	81	80	81	81	80	80	77	73	72

## Unpaid Charges (Current Tenants)

0-10	4,949	5,000	4,510	7,650	5,521	6,911	7,742	7,914	7,126	6,316	5,250	6,017	8,179	4,404
11-30	2,351	1,158	2,711	3,986	2,785	3,735	4,531	2,716	3,940	2,535	3,038	1,428	1,878	1,188
31-60	2,392	1,884	3,222	3,976	3,879	4,718	3,977	3,418	2,763	3,457	3,030	1,973	2,260	721
61-90	1,608	601	1,829	3,117	3,137	2,916	2,969	2,325	2,287	1,907	1,405	1,305	666	550
91-120	586	298	1,407	2,685	2,277	2,467	2,091	2,288	1,776	1,424	1,216	666	620	357
121-180	313	0	1,959	4,020	3,636	4,225	3,900	3,131	2,556	1,911	1,330	977	357	0
181-360	0	0	2,583	6,001	5,254	5,991	4,273	2,918	1,702	992	357	0	0	0
>360	0	0	323	233	0	0	0	0	0	0	0	0	0	0

## Owners' Alerts

Standard rates unchanged > 360 days	29	28	28	599	599	599	599	599	599	599	599	599	599	599
Tenants rates unchanged > 360 days	369	358	355	358	350	344	213	207	210	199	190	186	186	182
Days with payments and no close														
Backdated payments														
Backdated charges														
Deleted payments			1	1	1	2	2		1		1			3
Deleted charges			1					1	1				9	2
Deleted units														
Unit size changes														
Program defaults changes														
Waived late fees (credits)	15	15		15	45	75	30	45	75	45	90	15		90
Cash in deposit (%)	2	3	2	1	4	3	2	2	2	4	4	5	3	4

## Tenants

Occupied	570	556	564	562	570	564	561	568	568	568	565	551	539	527
Insurance	421	409	418	417	425	419	416	423	422	419	413	398	386	376
ACH Billed	25	26	25	25	24	23	23	22	22	25	23	23	22	23
Credit Card Billed	277	280	272	273	276	265	272	245	239	240	236	239	216	213
Paid on Web	80	74	96	79	81	84	77	81	72	90	94	85	81	78