

Management Summary

Saturday, August 31, 2024

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

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TEL: 770-838-4864

	Daily	Month-To-Date	Fiscal YTD
From	Aug-31-2024	Aug-01-2024	Jan-01-2024
To	Aug-31-2024	Aug-31-2024	Aug-31-2024
Deposits			
Cash	0.00	2,911.70	17,100.51
Check	0.00	6,537.88	60,577.04
ACH Debit	0.00	4,982.65	60,078.65
Debit Card	0.00	0.00	0.00
Charge Card	0.00	81,893.77	622,922.93
SubTotal	0.00	96,326.00	760,679.13
Misc Deposit	0.00	0.00	0.00
Total	0.00	96,326.00	760,679.13

Payment Receipts

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

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

Rent	1,933.22	92,151.71	714,388.38
Recurring	0.00	0.00	0.00
Late Fee	15.00	795.00	7,315.00
NSF Fee	0.00	0.00	70.00
Admin Fee	0.00	440.00	2,800.00
Insurance	93.84	4,240.57	30,316.81
Other	0.00	225.00	2,303.00
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	201.68	2,278.96
Tax 1	0.00	14.10	159.32
Tax 2	0.00	0.00	0.00
Total	2,042.06	98,068.06	759,631.47

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	325.00	17,164.46	
Current Rent	1,608.22	74,040.44	
Past Due Rent	0.00	946.81	
Total	1,933.22	92,151.71	
Current Late Fee	15.00	510.00	
Past Due Late Fee	0.00	285.00	
Total	15.00	795.00	

NSF Reversals	0	0	3
	0.00	0.00	989.00

Concessions (Credits Issued)

Rent	0.00	834.00	7,227.59
Rent (Bad Debt)	0.00	1,843.00	3,585.83
Late Fees	0.00	315.00	1,370.00
Taxes	0.00	0.00	0.68
Other	0.00	495.00	7,204.78
Total	0.00	3,487.00	19,388.88

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	1,903.00	2,144.00
Rent (Non-Expiring)	147.28	11,507.50	94,749.00

Bad Debts	0.00	0.00	0.00
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Activity

Move-Ins	0	23	162
Insurance	0	83	219
Move-Outs	0	34	158
Transfers	0	0	20
Rented Area Increase	0	-925	-2,095
Collection Notes	5	180	719
Auctions	0	0	2

Leads

SpareFoot Leads	0	0	0
Phone Leads	0	0	3
Web Leads	2	19	68
Walk-In Leads	0	17	130
Leads Converted	0	22	157

As of Saturday, August 31, 2024

Occupancy	Units	%Units	Area	%Area
Occupied	525	67.0%	68,085	65.7 %
Vacant*	254	32.4%	34,844	33.6 %
Unrentable	5	0.6%	656	0.6 %
Complimentary	14		3,375	
Total	784	100.0%	103,585	100.0 %

Waiting List	9	Autobilled**	373	
Overlocked**	20	Insurance**	471	Per Area

Gross Potential Rates ¹	161,891	100.0%	1.56
Gross Unrentable Unit Rates	1,078	0.7%	1.64
Gross Vacant Unit Rates	55,184	34.1%	1.58
Gross Occupied Unit Rates	105,629	65.2%	1.55
Gross Complimentary Unit Rates	4,944	3.1%	1.46
Actual Occupied Unit Rates ²	89,226	55.1%	1.31
Occupied Rate Variance	16,403	10.1%	0.17
Effective Rate after Concessions ³	86,489	53.4%	1.27

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	1,940.06	29	5.5	1.2	2.2
11-30	1,330.00	7	1.3	0.8	1.5
31-60	45.00	1	0.2	0.0	0.1
61-90	0.00	0	0.0	0.0	0.0
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	3,315.06	37	7.0	2.0	3.7

Delinquency (Current tenants >30 days)

Rent	6.00	1	0.20
Other	39.00		
Taxes	0.00		
Total	45.00		

Liabilities	Units	Amount
Prepaid Rent	24	16,922.58
Prepaid Insurance	14	407.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

Rent Last Change	Units	Rent Variances	Units
0 - 6 Months	104	< 0%	2
6 - 12 Months	56	0 - 15%	368
12 - 18 Months	50	15 - 30%	100
18 - 24 Months	34	30 - 50%	37
> 24 Months	281	> 50%	18
Total	525	Total	525

<u>Owners' Alert</u>	<u>Total</u>	<u>Tenants</u>		
Standard rates unchanged > 360 days	573	Occupied	525	
Tenants rates unchanged > 360 days	364	Insurance	480	91%
Days with payments and no daily close	0	ACH Billed	28	5%
Backdated payments	0	Credit Card	327	62%
Backdated charges	0	Paid Online	54	10%
Deleted payments	1			
Deleted charges	0			
Deleted units	28	<u>Insurance</u>		
Unit size changes	0	Premiums	4,461.00	
Program defaults changes	5	Coverage	969,500.00	

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