

Management History

Printed on Friday, October 25, 2024 4:00:14PM

1 / 3

Monday, July 31, 2023

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

TEL: 770-838-4864

	Jul 2023	Jun 2023	May 2023	Apr 2023	Mar 2023	Feb 2023	Jan 2023	Dec 2022	Nov 2022	Oct 2022	Sep 2022	Aug 2022	Jul 2022	Jun 2022
Deposits														
Cash	2,862	2,531	1,945	1,320	3,866	1,310	4,311	782	3,638	1,557	2,436	2,985	1,701	2,599
Checks	9,622	9,262	8,663	6,803	13,681	7,214	10,367	8,102	6,415	8,883	5,165	9,566	6,189	6,908
ACH Debit	7,655	7,697	8,376	6,649	7,679	6,879	8,094	6,808	8,340	8,973	8,740	7,716	7,594	7,768
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	75,634	73,055	75,265	71,440	77,487	74,419	79,220	81,537	84,106	84,140	91,166	84,322	77,146	80,484
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	95,773	92,545	94,249	86,212	102,712	89,822	101,992	97,229	102,499	103,553	107,507	104,589	92,630	97,759

Payment Receipts

Rent	90,146	86,448	86,347	83,589	97,148	84,372	94,364	92,783	94,572	97,829	101,057	96,750	88,432	92,069
Recurring	70	0	0	0	0	0	0	0	0	0	35	0	0	0
Late Fee	594	924	636	765	855	705	1,113	1,084	1,230	968	1,601	1,110	928	759
NSF Fee	0	0	0	55	0	0	0	0	0	0	0	0	0	0
Admin Fee	560	320	220	180	280	120	390	520	360	300	420	240	160	120
Insurance	3,598	3,568	3,650	3,405	3,891	3,434	3,779	3,646	3,829	3,686	3,973	3,666	3,539	3,606
Other	130	290	156	345	155	620	458	327	175	135	250	365	200	170
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	472	710	441	746	460	534	319	518	2,183	282	471	825	644	1,133
Tax 1	33	50	31	52	32	37	22	36	150	20	33	58	45	79
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	95,604	92,310	91,480	89,137	102,821	89,822	100,446	98,914	102,499	103,220	107,840	103,014	93,948	97,937

Charges

Rent	92,329	88,162	87,687	87,906	90,288	91,828	93,993	93,378	96,385	95,215	101,025	96,613	96,064	98,107
Late Fee	990	810	945	810	885	990	1,290	1,470	1,065	1,545	1,650	2,145	1,545	1,110
Admin Fee	620	360	320	240	340	220	485	665	440	340	500	300	340	180
Merchandise	472	710	441	746	460	534	309	528	2,183	282	471	775	694	1,122
Insurance	3,761	3,617	3,575	3,576	3,687	3,744	3,795	3,784	3,810	3,753	3,965	3,846	3,858	3,873
Other	350	290	630	155	564	695	795	165	775	160	1,085	140	2,125	170
Taxes	33	50	31	52	32	37	22	37	150	20	33	54	49	79
Total	98,555	93,999	93,628	93,485	96,256	98,048	100,689	100,027	104,807	101,315	108,730	103,873	104,674	104,641

Collections

Prepaid Rent	12,697	15,506	13,752	12,736	17,616	15,059	17,105	16,625	14,444	18,561	16,843	19,359	12,428	12,758
Current Rent	76,691	69,880	72,089	70,472	77,530	68,637	75,095	74,724	75,891	76,732	81,472	75,520	74,664	77,683
Past Due Rent	759	1,062	506	381	2,002	676	2,164	1,434	4,237	2,536	2,741	1,872	1,340	1,629
Total	90,146	86,448	86,347	83,589	97,148	84,372	94,364	92,783	94,572	97,829	101,057	96,750	88,432	92,069

Management History

Printed on Friday, October 25, 2024 4:00:14PM

2 / 3

Monday, July 31, 2023

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

TEL: 770-838-4864

	Jul 2023	Jun 2023	May 2023	Apr 2023	Mar 2023	Feb 2023	Jan 2023	Dec 2022	Nov 2022	Oct 2022	Sep 2022	Aug 2022	Jul 2022	Jun 2022
Concessions (Credits Issued to Waive Charges)														
Rent	66	162	608	269	48	45	504	167	1,467	747	175	271	110	342
Late Fee	0	45	15	30	45	0	30	30	150	210	15	75	15	15
Administrative Fee	60	40	80	60	60	100	120	100	80	40	60	60	180	60
Other	0	18	18	15	10	0	27	9	63	18	4	9	18	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	126	265	721	374	163	145	681	306	1,760	1,015	254	415	323	426
Bad Debt Write Offs (Credits Issued to Clear Bad Debt)														
Rent	161	0	76	632	658	71	541	0	0	0	101	0	1,508	0
Late Fee	0	0	0	135	15	15	0	0	0	0	0	0	30	0
Administrative Fee	0	0	0	0	0	0	20	0	0	0	0	0	0	0
Other	9	174	9	185	27	9	27	0	0	0	9	0	579	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	170	174	85	952	700	95	588	0	0	0	110	0	2,117	0
Discounts (Variances from Standard Rates)														
Rent	12,542	13,221	13,150	12,770	13,189	13,280	13,000	13,850	14,000	14,160	14,494	15,473	15,710	15,340
Facility														
Occupied	530	517	516	518	526	531	538	536	543	548	564	562	566	566
Vacant	45	58	59	57	49	43	35	36	28	23	10	14	8	9
Unrentable	26	26	26	26	26	27	28	29	30	30	27	25	27	26
Total Units	601	601	601	601	601	601	601	601	601	601	601	601	601	601
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
Activity														
Move-Ins	34	18	16	12	18	11	25	28	24	17	25	17	19	14
Move-Outs	21	17	18	20	23	19	23	35	29	33	23	21	19	18
Net	13	1	-2	-8	-5	-8	2	-7	-5	-16	2	-4	0	-4
Occupancy														
Occupied Area	72,150	70,000	69,525	70,175	71,650	71,675	73,275	73,115	75,865	77,510	80,725	80,480	81,235	81,460
Occ % of Total Units	88	86	86	86	88	88	90	89	90	91	94	94	94	94
Occ % of Total Area	79	77	76	77	79	79	80	80	83	85	89	88	89	89

Management History

Printed on Friday, October 25, 2024 4:00:14PM

3 / 3

Monday, July 31, 2023

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

TEL: 770-838-4864

	Jul 2023	Jun 2023	May 2023	Apr 2023	Mar 2023	Feb 2023	Jan 2023	Dec 2022	Nov 2022	Oct 2022	Sep 2022	Aug 2022	Jul 2022	Jun 2022
Rate Analysis														
Gross Potential	133,246	133,246	133,246	133,246	133,246	133,246	133,246	133,246	133,246	133,246	133,246	133,246	133,246	133,246
Gross Unrentable	10,531	10,531	10,531	10,531	10,531	10,842	10,983	10,645	10,986	10,986	9,974	8,974	9,561	9,461
Gross Vacant	13,360	16,823	17,264	16,207	13,844	13,508	10,925	11,084	8,121	5,883	2,055	3,843	2,153	1,914
Gross Occupied	109,355	105,892	105,451	106,508	108,871	108,896	111,338	111,517	114,139	116,377	121,217	120,429	121,532	121,871
Gross Complimentary	5,105	5,105	5,105	5,105	5,105	5,105	5,105	5,105	5,105	5,105	5,105	5,105	5,105	5,105
Actual Occupied Rates	90,473	86,784	86,314	87,268	89,444	89,138	91,260	90,968	92,418	93,777	97,255	95,799	96,044	95,727
Occupied Rate Variance	18,882	19,108	19,137	19,240	19,427	19,758	20,078	20,549	21,721	22,600	23,962	24,630	25,488	26,144
Effective Rate after Concessions	90,407	86,154	85,315	86,918	88,945	89,093	90,756	90,490	90,642	92,960	97,010	94,762	94,929	94,946
Economic Occupancy (%)	68	65	65	65	67	67	68	68	69	70	73	72	72	72

Unpaid Charges (Current Tenants)

0-10	5,157	4,767	4,008	3,820	3,335	6,292	4,715	4,340	6,093	4,286	7,715	6,877	9,430	5,715
11-30	1,889	1,371	1,951	1,392	1,432	2,506	2,149	2,833	2,108	2,553	3,825	4,901	3,844	2,386
31-60	892	614	825	846	289	1,833	1,903	2,017	1,370	3,177	4,402	6,056	3,290	2,068
61-90	319	265	506	165	0	1,368	274	1,057	802	1,309	4,031	2,228	1,470	1,610
91-120	0	0	0	0	0	274	15	817	327	630	1,616	1,381	1,373	1,160
121-180	0	0	0	0	0	0	0	534	207	0	1,262	2,503	1,657	825
181-360	0	0	0	0	0	0	0	0	0	0	1,382	855	328	0
>360	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Owners' Alerts

Standard rates unchanged > 360 days	601	601	600	600	600	28	28	28	28	28	28	28	28	28
Tenants rates unchanged > 360 days	361	366	372	374	373	366	369	368	376	376	386	386	379	370
Days with payments and no close														
Backdated payments														
Backdated charges														
Deleted payments	1			1			1		1		1			1
Deleted charges	1	2					2		6		1			1
Deleted units														
Unit size changes														
Program defaults changes														
Waived late fees (credits)		45	15	165	60	15	30	30	150	225	15	75	45	15
Cash in deposit (%)	3	3	2	2	4	1	4	1	2	2	2	3	2	3

Tenants

Occupied	530	517	516	518	526	531	538	536	543	548	564	562	566	566
Insurance	406	393	389	391	399	404	409	408	409	409	422	418	419	419
ACH Billed	23	23	23	23	22	21	22	22	26	27	26	24	25	25
Credit Card Billed	266	276	268	280	282	277	274	272	272	288	284	271	286	296
Paid on Web	64	55	69	67	76	63	75	67	71	71	80	73	76	76