

Management Summary

Monday, September 30, 2024

L001 - Safe Simple Storage, 7124 Seymour Hwy, Wichita Falls TX 76310

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TEL: 940-400-7233

	Daily	Month-To-Date	Fiscal YTD
From	Sep-30-2024	Sep-01-2024	Jan-01-2024
To	Sep-30-2024	Sep-30-2024	Sep-30-2024
Deposits			
Cash	0.00	0.00	805.65
Check	0.00	0.00	0.00
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	521.00	19,844.40	153,158.38
SubTotal	521.00	19,844.40	153,964.03
Misc Deposit	0.00	0.00	0.00
Total	521.00	19,844.40	153,964.03

Payment Receipts

(Note: Receipts will only match deposits made within the same period.
Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	432.00	16,731.67	126,983.68
Recurring	0.00	0.00	0.00
Late Fee	0.00	525.00	5,537.65
NSF Fee	0.00	0.00	40.00
Admin Fee	0.00	532.00	2,732.00
Insurance	89.00	1,853.17	15,222.06
Other	0.00	25.00	610.98
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	140.00	2,545.00
Merchandise	0.00	0.00	0.00
Tax 1	0.00	37.56	292.66
Tax 2	0.00	0.00	0.00
Total	521.00	19,844.40	153,964.03

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	432.00	1,656.00
Current Rent	0.00	14,760.67
Past Due Rent	0.00	315.00
Total	432.00	16,731.67

Current Late Fee	0.00	425.00
Past Due Late Fee	0.00	100.00
Total	0.00	525.00

NSF Reversals	0	0
	0.00	98.50
		519.24

Concessions (Credits Issued)

Rent	0.00	30.00	429.31
Rent (Bad Debt)	0.00	0.00	355.80
Late Fees	0.00	25.00	300.00
Taxes	0.00	0.00	7.52
Other	0.00	0.00	392.56
Total	0.00	55.00	1,485.19

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	590.00	3,016.47
Rent (Non-Expiring)	0.00	111.00	1,768.33

Bad Debts	0.00	88.50	932.98
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Activity

Move-Ins	0	16	150
Insurance	0	16	148
Move-Outs	4	12	86
Transfers	0	0	6
Rented Area Increase	-600	2,300	16,200
Collection Notes	0	9	1,249
Auctions	0	0	0

Leads

SpareFoot Leads	0	1	34
Phone Leads	0	0	0
Web Leads	1	17	167
Walk-In Leads	0	0	13
Leads Converted	0	13	144

As of Monday, September 30, 2024

Occupancy	Units	%Units	Area	%Area
Occupied	171	89.5%	36,500	90.3 %
Vacant*	19	9.9%	3,820	9.5 %
Unrentable	1	0.5%	100	0.2 %
Complimentary	1		100	
Total	191	100.0%	40,420	100.0 %

Waiting List	0	Autobilled**	121	
Overlocked**	13	Insurance**	170	Per Area

Gross Potential Rates ¹		18,565	100.0%	0.46
Gross Unrentable Unit Rates		70	0.4%	0.70
Gross Vacant Unit Rates		2,050	11.0%	0.54
Gross Occupied Unit Rates		16,445	88.6%	0.45
Gross Complimentary Unit Rates		70	0.4%	0.70
Actual Occupied Unit Rates ²		16,943	91.3%	0.46
Occupied Rate Variance		-498	-2.7%	-0.02
Effective Rate after Concessions ³		16,323	87.9%	0.45

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	0.00	0	0.0	0.0	0.0
11-30	512.39	2	1.2	2.8	3.0
31-60	244.00	2	1.2	1.3	1.4
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	756.39	4	2.3	4.1	4.5

Delinquency (Current tenants >30 days)

Rent	174.00	2	1.20	0.90	1.00
Other	70.00				
Taxes	0.00				
Total	244.00				

Liabilities	Units	Amount
Prepaid Rent	15	1,616.00
Prepaid Insurance	16	180.50
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	151	2,755.00

Rent Last Change	Units	Rent Variances	Units
0 - 6 Months	145	< 0%	62
6 - 12 Months	17	0 - 15%	101
12 - 18 Months	4	15 - 30%	5
18 - 24 Months	5	30 - 50%	2
> 24 Months	0	> 50%	1
Total	171	Total	171

Owners' Alert

	Total	Tenants
Standard rates unchanged > 360 days	109	Occupied 171
Tenants rates unchanged > 360 days	8	Insurance 162 95%
Days with payments and no daily close	0	ACH Billed 0 0%
Backdated payments	0	Credit Card 101 59%
Backdated charges	8	Paid Online 49 29%
Deleted payments	0	
Deleted charges	9	
Deleted units	0	Insurance
Unit size changes	0	Premiums 1,808.00
Program defaults changes	0	Coverage 362,000.00

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