

# Occupancy Statistics

Friday, January 10, 2025

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All Weathers Storage, 5555 Windsor Island Road N., Keizer OR 97303

Unit Type: Company Unit

Units						Monthly Rent								Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
10x10	100.0	100.0	0	0	1	1	0.00	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
10x30	300.0	300.0	0	0	1	1	0.00	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
		400.0	0	0	2	2		0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
Occupied Area						0.0					<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>			
Vacant Area						0.0	Average Area/Unit				0.0	0.0	200.0	200.0			
Unrentable Area						400.0	Average Rent/Unit				0.00	0.00	0.00	0.00			
Total Area						400.0	Average Rent/Area				0.00	0.00	0.00	0.00			

Unit Type: Covered RV Storage

Units						Monthly Rent								Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
10x50	500.0	16,000.0	32	0	0	32	200.00	6,400	6,400	6,390	0	10	0	99.8%	100.0%	100.0%	99.8%
		16,000.0	32	0	0	32		6,400	6,400	6,390	0	10	0	99.8%	100.0%	100.0%	99.8%
Occupied Area						16,000.0					<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>			
Vacant Area						0.0	Average Area/Unit				500.0	0.0	0.0	500.0			
Unrentable Area						0.0	Average Rent/Unit				199.69	0.00	0.00	200.00			
Total Area						16,000.0	Average Rent/Area				0.40	0.00	0.00	0.40			

Unit Type: Heated Storage

Units						Monthly Rent								Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
5x10	50.0	3,900.0	25	51	2	78	80.00	6,240	2,000	2,046	4,080	-46	0	102.3%	32.1%	32.1%	32.8%
7.5x10	75.0	3,375.0	26	19	0	45	92.00	4,140	2,392	2,482	1,748	-90	0	103.8%	57.8%	57.8%	60.0%
10x10	100.0	4,400.0	36	8	0	44	115.00	5,060	4,140	4,245	920	-105	0	102.5%	81.8%	81.8%	83.9%
10x20	200.0	2,000.0	10	0	0	10	169.00	1,690	1,690	1,778	0	-88	0	105.2%	100.0%	100.0%	105.2%
		13,675.0	97	78	2	177		17,130	10,222	10,551	6,748	-329	0	103.2%	54.8%	64.4%	61.6%
Occupied Area						8,800.0					<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>			
Vacant Area						4,775.0	Average Area/Unit				90.7	61.2	50.0	77.3			
Unrentable Area						100.0	Average Rent/Unit				108.77	86.51	80.00	96.78			
Total Area						13,675.0	Average Rent/Area				1.20	1.41	1.60	1.25			

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Unit Type: RV Storage

Units							Monthly Rent							Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
10x25	250.0	250.0	1	0	0	1	70.00	70	70	70	0	0	0	100.0%	100.0%	100.0%	100.0%
10x30	300.0	11,100.0	32	5	0	37	75.00	2,775	2,400	2,384	375	16	0	99.3%	86.5%	86.5%	85.9%
10x40	400.0	11,200.0	10	18	0	28	125.00	3,500	1,250	1,200	2,250	50	0	96.0%	35.7%	35.7%	34.3%
22,550.0			43	23	0	66		6,345	3,720	3,654	2,625	66	0	98.2%	65.2%	61.4%	57.6%
Occupied Area						13,850.0				<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>				
Vacant Area						8,700.0				Average Area/Unit	322.1	378.3	0.0	341.7			
Unrentable Area						0.0				Average Rent/Unit	84.98	114.13	0.00	96.14			
Total Area						22,550.0				Average Rent/Area	0.26	0.30	0.00	0.28			

Unit Type: Self Storage

Units							Monthly Rent							Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
10x10	100.0	1,900.0	18	1	0	19	130.00	2,470	2,340	2,340	130	0	0	100.0%	94.7%	94.7%	94.7%
10x15	150.0	5,250.0	24	10	1	35	161.00	5,635	3,864	3,757	1,610	-54	161	97.2%	68.6%	68.6%	66.7%
10x20	200.0	6,800.0	24	10	0	34	180.00	6,120	4,320	4,311	1,800	9	0	99.8%	70.6%	70.6%	70.4%
10x30	300.0	9,600.0	30	2	0	32	229.00	7,328	6,870	6,909	458	-39	0	100.6%	93.8%	93.8%	94.3%
15x30	450.0	3,150.0	7	0	0	7	287.00	2,009	2,009	1,955	0	54	0	97.3%	100.0%	100.0%	97.3%
26,700.0			103	23	1	127		23,562	19,403	19,272	3,998	-30	161	99.3%	81.1%	83.7%	81.8%
Occupied Area						22,350.0				<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>				
Vacant Area						4,200.0				Average Area/Unit	217.0	182.6	150.0	210.2			
Unrentable Area						150.0				Average Rent/Unit	187.11	173.83	161.00	185.53			
Total Area						26,700.0				Average Rent/Area	0.86	0.95	1.07	0.88			

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Current Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Units	12	13	20	79	67	84	0	0
Percentage of Total Units	4.4	4.7	7.3	28.7	24.4	30.5	0.0	0.0
Average Rent/Unit	157.50	179.85	161.05	155.35	128.48	135.89	0.00	0.00
Average Area/Unit	245.8	250.0	247.5	269.6	167.2	206.5	0.0	0.0

Past Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Units	3	4	2	37	102	186	0	0
Percentage of Total Units	0.9	1.2	0.6	11.1	30.5	55.7	0.0	0.0
Average Rent/Unit	143.00	154.00	204.50	166.89	135.85	140.98	0.00	0.00
Average Area/Unit	333.3	168.8	250.0	321.6	221.3	270.2	0.0	0.0

Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
Total		79,325.0	275	124	5	404		53,437	39,745	39,867	13,371.00	-283.00	161.00	100.31%	68.07%	76.90%	74.61%
							<u>% of Total</u>	<u>Per Area</u>			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>		<u>Total</u>		
										Units	275	124	5		404		
										% of Units	68.1%	30.7%	1.2%		100.0%		
										Area	61,000.0	17,675.0	650.0		79,325.0		
										% of Area	76.9%	22.3%	0.8%		100.0%		
										Standard Rate	39,745.00	13,371.00	321.00		53,437.00		
										% of Standard Rate	74.4%	25.0%	0.6%		100.0%		
										Average Area/Unit	221.8	142.5	130.0		196.3		
										Average Rent/Unit	144.97	107.83	64.20		132.27		
										Average Rent/Area	0.65	0.76	0.49		0.67		

## Explanation

Rental rates and vacancies represent a snapshot of this site as of the report date.  
All standard rates are monthly.

(1) Gross Potential Rates = Snapshot of standard rates of all units, including unrentable

(2) Complimentary Units are occupied with rental rate 0.

(3) Actual Occupied Rates = the tenants' rental rates, excluding complimentary units

(4) Occupied Rate Variance = the difference between standard and rental rates,

VACC - Vacancy Cost = Gross Vacant Unit Rates

VARC - Cost of Rental Rate Variance (excluding complimentary units)

VCOMP - Cost of Complimentary Units

Occupancy

Income - Actual occupied rates as a % of the Gross Occupied Rates