

Management History

Monday, March 31, 2025

L036 - All Weathers Storage, 5555 Windsor Island Road N., Keizer OR 97303

	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024	Oct 2024	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024
Deposits														
Cash	1,377	1,154	1,326	1,527	1,262	1,308	1,810	1,878	1,650	449	1,216	1,289	687	1,407
Checks	1,093	732	666	738	250	250	1,543	442	406	557	811	80	1,790	867
ACH Debit	0	0	0	0	0	0	0	0	0	0	63	56	0	0
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	40,512	38,102	41,445	34,451	34,958	34,124	32,759	33,168	30,935	27,032	28,236	26,840	26,646	21,865
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	42,983	39,988	43,438	36,716	36,470	35,682	36,112	35,488	32,990	28,037	30,326	28,265	29,122	24,139
Payment Receipts														
Rent	40,671	37,824	41,074	34,811	34,592	33,717	33,694	33,368	30,871	26,379	28,772	26,813	27,371	22,953
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	718	708	656	475	354	334	514	431	364	281	138	150	410	116
NSF Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance	1,308	1,251	1,237	1,235	1,290	1,224	1,401	1,312	1,315	1,043	960	981	970	872
Other	0	0	140	105	70	70	210	142	70	0	70	70	140	0
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	285	206	331	90	165	338	292	235	370	334	386	251	231	198
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	42,983	39,988	43,438	36,716	36,470	35,682	36,112	35,488	32,990	28,037	30,326	28,265	29,122	24,139
Charges														
Rent	41,710	39,843	40,892	37,556	36,380	36,470	37,531	34,849	32,242	30,696	28,501	27,041	25,834	24,364
Late Fee	1,119	878	920	926	682	484	763	480	564	769	488	320	295	453
Admin Fee														
Merchandise	285	206	331	90	165	338	314	235	370	319	386	266	231	183
Insurance	1,348	1,319	1,302	1,364	1,442	1,336	1,327	1,425	1,601	1,273	1,101	1,043	963	922
Other	700	0	350	210	0	140	140	140	140	210	0	140	0	70
Taxes														
Total	45,162	42,246	43,794	40,145	38,669	38,768	40,075	37,129	34,916	33,268	30,477	28,809	27,322	25,992
Collections														
Prepaid Rent	4,451	2,819	4,163	3,782	3,344	2,758	4,258	3,562	2,360	2,235	4,285	3,845	4,633	2,053
Current Rent	35,988	34,917	36,258	30,697	31,186	30,779	29,165	29,390	28,110	24,145	24,337	22,968	22,016	20,700
Past Due Rent	232	89	653	332	62	180	270	415	402	0	150	0	723	200
Total	40,671	37,824	41,074	34,811	34,592	33,717	33,694	33,368	30,871	26,379	28,772	26,813	27,371	22,953

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Concessions (Credits Issued to Waive Charges)														
Rent	1,037	893	1,377	1,487	1,012	1,553	2,044	1,389	931	858	795	528	544	570
Late Fee	179	43	366	262	253	141	259	182	201	313	319	150	103	312
Administrative Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	118	106	238	47	62	27	119	129	240	197	60	59	72	144
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	1,333	1,042	1,981	1,796	1,327	1,721	2,422	1,700	1,371	1,368	1,175	737	719	1,026
Bad Debt Write Offs (Credits Issued to Clear Bad Debt)														
Rent	0	0	3,068	0	0	0	0	0	0	0	0	0	0	0
Late Fee	0	0	143	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	318	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	3,529	0	0	0	0	0	0	0	0	0	0	0
Discounts (Variances from Standard Rates)														
Rent	1,855	1,326	841	2,972	4,167	4,647	4,471	5,422	4,760	4,868	3,799	3,387	3,519	3,741
Facility														
Occupied	301	284	276	273	275	274	274	265	265	249	238	214	202	195
Vacant	103	120	123	126	124	125	125	137	137	153	164	188	200	207
Unrentable	0	0	5	5	5	5	5	2	2	2	2	2	2	2
Total Units	404	404	404	404	404	404	404	404	404	404	404	404	404	404
Total Area	79,325	79,325	79,325	79,325	79,325	79,325	79,325	79,325	79,325	79,325	79,325	85,435	85,435	85,435
Activity														
Move-Ins	23	17	20	9	16	22	26	26	25	25	37	26	22	19
Move-Outs	6	9	17	11	15	22	17	26	9	14	13	14	15	11
Net	17	8	3	-2	1	0	9	0	16	11	24	12	7	8
Occupancy														
Occupied Area	63,550	60,975	59,925	60,400	60,225	59,575	61,050	59,275	58,025	54,650	53,025	52,630	50,625	50,210
Occ % of Total Units	75	70	68	68	68	68	68	66	66	62	59	53	50	48
Occ % of Total Area	80	77	76	76	76	75	77	75	73	69	67	62	59	59

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	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024	Oct 2024	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024
Rate Analysis														
Gross Potential	52,453	52,453	53,437	53,437	53,437	53,437	53,437	53,437	53,437	53,437	53,437	53,437	53,437	53,437
Gross Unrentable	0	0	321	321	321	321	321	0	0	0	0	0	0	0
Gross Vacant	10,185	12,004	13,048	13,804	13,666	14,413	14,733	16,272	16,780	18,852	20,264	23,781	25,374	26,333
Gross Occupied	42,268	40,449	40,068	39,312	39,450	38,703	38,383	37,165	36,657	34,585	33,173	29,656	28,063	27,104
Gross Complimentary	161	161	161	161	161	161	161	161	161	0	0	0	0	0
Actual Occupied Rates	42,690	40,896	40,170	39,434	39,591	38,875	38,545	37,360	36,907	34,976	33,590	30,074	28,522	27,597
Occupied Rate Variance	-422	-447	-102	-122	-141	-172	-162	-195	-250	-391	-417	-418	-459	-493
Effective Rate after Concessions	40,180	39,001	38,312	35,561	35,313	33,381	32,711	31,092	31,651	29,579	29,451	26,665	25,194	23,998
Economic Occupancy (%)	81	78	75	74	74	73	72	70	69	65	63	56	53	52
Unpaid Charges (Current Tenants)														
0-10	490	0	80	3	15	141	87	145	0	1	31	16	0	4
11-30	1,866	854	422	1,338	645	195	228	269	568	1,496	414	175	95	522
31-60	508	298	39	240	162	0	0	0	638	324	26	95	0	611
61-90	298	228	192	93	0	0	0	12	57	10	0	0	0	471
91-120	228	0	0	69	0	0	0	18	277	0	0	0	0	96
121-180	0	0	0	0	0	0	10	10	0	0	0	0	0	0
181-360	0	0	0	0	10	10	0	0	0	0	0	0	0	0
>360	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Owners' Alerts														
Standard rates unchanged > 360 days	281	281	404	404	160	160	153	153	153	151	150	112		
Tenants rates unchanged > 360 days	90	81	78	74	62	60	56	57	49	35	18			
Days with payments and no close														
Backdated payments														
Backdated charges														
Deleted payments														
Deleted charges					1	4	8	1	2			9	3	
Deleted units														
Unit size changes											98			
Program defaults changes										4		2		
Waived late fees (credits)	179	43	509	262	253	141	259	182	201	313	319	150	103	312
Cash in deposit (%)	3	3	3	4	3	4	5	5	5	2	4	5	2	6

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	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024	Oct 2024	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024
Tenants														
Occupied	301	284	276	273	275	274	274	265	265	249	238	214	202	195
Insurance	114	111	110	107	113	111	103	108	116	115	99	85	77	75
ACH Billed	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Credit Card Billed	94	0	0	145	154	158	156	151	145	136	126	128	121	114
Paid on Web	50	39	29	32	34	27	32	35	29	20	24	17	16	10