

Occupancy Statistics

Wednesday, March 26, 2025

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Maxwell Self Storage Day Street East (Amer. Mini), 2931 Day Street, Montgomery AL 36108

Unit Type: Outdoor Auto Boat & RV Parking

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
12x40	480.0	960.0	0	2	0	2	89.00	178	0	0	178	0	0	0.0%	0.0%	0.0%	0.0%
		960.0	0	2	0	2		178	0	0	178	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						960.0					Average Area/Unit	0.0	480.0	0.0	480.0		
Unrentable Area						0.0					Average Rent/Unit	0.00	89.00	0.00	89.00		
Total Area						960.0					Average Rent/Area	0.00	0.19	0.00	0.19		

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
5x10	50.0	2,750.0	19	34	2	55	40.00	2,200	760	944	1,360	-184	0	124.2%	34.5%	34.5%	42.9%
10x10	100.0	11,900.0	35	81	3	119	65.00	7,735	2,275	2,526	5,265	-251	0	111.0%	29.4%	29.4%	32.7%
10x15	150.0	150.0	0	0	1	1	75.00	75	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
10x20	200.0	200.0	0	1	0	1	65.00	65	0	0	65	0	0	0.0%	0.0%	0.0%	0.0%
10x20	200.0	16,400.0	50	31	1	82	100.00	8,200	5,000	4,473	3,100	527	0	89.5%	61.0%	61.0%	54.5%
20x20	400.0	4,000.0	8	2	0	10	140.00	1,400	1,120	1,277	280	-157	0	114.0%	80.0%	80.0%	91.2%
20x30	600.0	600.0	0	1	0	1	800.00	800	0	0	800	0	0	0.0%	0.0%	0.0%	0.0%
		36,000.0	112	150	7	269		20,475	9,155	9,220	10,870	-65	0	100.7%	41.6%	49.0%	45.0%
Occupied Area						17,650.0					<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>			
Vacant Area						17,600.0					Average Area/Unit	157.6	117.3	107.1	133.8		
Unrentable Area						750.0					Average Rent/Unit	82.32	72.47	64.29	76.12		
Total Area						36,000.0					Average Rent/Area	0.52	0.62	0.60	0.57		

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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	0	0	2	2	5	22	11	70
Percentage of Total Units	0.0	0.0	1.8	1.8	4.5	19.6	9.8	62.5
Average Rent/Unit	0.00	0.00	70.00	100.00	57.00	94.32	80.00	79.64
Average Area/Unit	0.0	0.0	125.0	200.0	90.0	195.5	154.5	150.7

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	0	0	1	4	10	61	62	492
Percentage of Total Units	0.0	0.0	0.1	0.6	1.6	9.7	9.8	78.1
Average Rent/Unit	0.00	0.00	40.00	100.00	72.50	87.77	73.95	69.38
Average Area/Unit	0.0	0.0	50.0	200.0	130.0	153.8	136.3	120.7

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		36,960.0	112	152	7	271		20,653	9,155	9,220	11,048.00	-65.00	0.00	100.71%	41.33%	47.75%	44.64%
							<u>% of Total</u>	<u>Per Area</u>			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>		<u>Total</u>		
							Gross Potential Rates (1)	20,653	100.0%	0.56	Units	112	152	7	271		
							Gross Unrentable Unit Rates	450	2.2%	0.60	% of Units	41.3%	56.1%	2.6%	100.0%		
							Gross Vacant Unit Rates	11,048	53.5%	0.60	Area	17,650.0	18,560.0	750.0	36,960.0		
							Gross Occupied Unit Rates	9,155	44.3%	0.52	% of Area	47.8%	50.2%	2.0%	100.0%		
							Gross Complimentary Unit Rates (2)	0	0.0%	0.00	Standard Rate	9,155.00	11,048.00	450.00	20,653.00		
							Actual Occupied Unit Rates (3)	9,220	44.6%	0.52	% of Standard Rate	44.3%	53.5%	2.2%	100.0%		
							Occupied Rate Variance (4)	-65	-0.3%	0.00	Average Area/Unit	157.6	122.1	107.1	136.4		
											Average Rent/Unit	82.32	72.68	64.29	76.21		
											Average Rent/Area	0.52	0.60	0.60	0.56		

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