

Occupancy Statistics

Wednesday, March 26, 2025

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Maxwell Self Storage Day Street West (Ace Mini), 3620 Day Street, Montgomery AL 36108

Unit Type: Apartment

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
20x30	600.0	600.0	1	0	0	1	925.00	925	925	925	0	0	0	100.0%	100.0%	100.0%	100.0%
		600.0	1	0	0	1		925	925	925	0	0	0	100.0%	100.0%	100.0%	100.0%
Occupied Area						600.0			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>					
Vacant Area						0.0	Average Area/Unit		600.0	0.0	0.0	600.0					
Unrentable Area						0.0	Average Rent/Unit		925.00	0.00	0.00	925.00					
Total Area						600.0	Average Rent/Area		1.54	0.00	0.00	1.54					

Unit Type: Outdoor Auto RV & Boat 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	480.0	1	0	0	1	140.00	140	140	80	0	60	0	57.1%	100.0%	100.0%	57.1%
		480.0	1	0	0	1		140	140	80	0	60	0	57.1%	100.0%	100.0%	57.1%
Occupied Area						480.0			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>					
Vacant Area						0.0	Average Area/Unit		480.0	0.0	0.0	480.0					
Unrentable Area						0.0	Average Rent/Unit		80.00	0.00	0.00	140.00					
Total Area						480.0	Average Rent/Area		0.17	0.00	0.00	0.29					

Unit Type: Outdoor Big Rig/Semi 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
14x75	1,050.0	36,750.0	0	35	0	35	200.00	7,000	0	0	7,000	0	0	0.0%	0.0%	0.0%	0.0%
		36,750.0	0	35	0	35		7,000	0	0	7,000	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						36,750.0	Average Area/Unit		0.0	1,050.0	0.0	1,050.0					
Unrentable Area						0.0	Average Rent/Unit		0.00	200.00	0.00	200.00					
Total Area						36,750.0	Average Rent/Area		0.00	0.19	0.00	0.19					

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Maxwell Self Storage Day Street West (Ace Mini), 3620 Day Street, Montgomery AL 36108

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	2,700.0	35	14	5	54	40.00	2,160	1,400	1,775	560	-375	0	126.8%	64.8%	64.8%	82.2%
10x10	100.0	5,700.0	42	11	4	57	65.00	3,705	2,730	2,745	715	-15	0	100.5%	73.7%	73.7%	74.1%
10x15	150.0	600.0	2	2	0	4	75.00	300	150	200	150	-50	0	133.3%	50.0%	50.0%	66.7%
10x20	200.0	17,800.0	71	14	4	89	100.00	8,900	7,100	7,349	1,400	-349	100	103.5%	79.8%	79.8%	82.6%
16x24	384.0	1,536.0	3	1	0	4	150.00	600	450	489	150	-39	0	108.7%	75.0%	75.0%	81.5%
20x20	400.0	400.0	1	0	0	1	140.00	140	140	161	0	-21	0	115.0%	100.0%	100.0%	115.0%
20x25	500.0	500.0	0	1	0	1	215.00	215	0	0	215	0	0	0.0%	0.0%	0.0%	0.0%
155x225	4,875.0	34,875.0	1	0	0	1	3,000.00	3,000	3,000	3,000	0	0	0	100.0%	100.0%	100.0%	100.0%
		64,111.0	155	43	13	211		19,020	14,970	15,719	3,190	-849	100	105.0%	73.5%	88.7%	82.6%
Occupied Area						56,877.0					<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>			
Vacant Area						5,784.0					Average Area/Unit	366.9	134.5	111.5	303.8		
Unrentable Area						1,450.0					Average Rent/Unit	101.41	74.19	66.15	90.14		
Total Area						64,111.0					Average Rent/Area	0.28	0.55	0.59	0.30		

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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	4	2	0	11	17	28	20	75
Percentage of Total Units	2.5	1.3	0.0	7.0	10.8	17.8	12.7	47.8
Average Rent/Unit	67.50	65.00	0.00	337.73	121.18	76.96	78.25	81.87
Average Area/Unit	112.5	100.0	0.0	3,284.1	152.9	146.9	140.0	155.6

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	1	3	0	7	26	94	77	678
Percentage of Total Units	0.1	0.3	0.0	0.8	2.9	10.6	8.7	76.5
Average Rent/Unit	100.00	48.33	0.00	84.29	179.23	73.67	72.08	75.35
Average Area/Unit	200.0	66.7	0.0	164.3	1,452.9	131.7	127.9	132.6

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		101,941.0	157	78	13	248		27,085	16,035	16,724	10,190.00	-789.00	100.00	104.30%	63.31%	56.85%	61.75%
							<u>% of Total</u>	<u>Per Area</u>			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>		<u>Total</u>		
										Units	157	78	13		248		
										% of Units	63.3%	31.5%	5.2%		100.0%		
										Area	57,957.0	42,534.0	1,450.0		101,941.0		
										% of Area	56.9%	41.7%	1.4%		100.0%		
										Standard Rate	16,035.00	10,190.00	860.00		27,085.00		
										% of Standard Rate	59.2%	37.6%	3.2%		100.0%		
										Average Area/Unit	369.2	545.3	111.5		411.1		
										Average Rent/Unit	106.52	130.64	66.15		109.21		
										Average Rent/Area	0.29	0.24	0.59		0.27		

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