

# Management Summary

Wednesday, March 26, 2025

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1 / 1

L002 - Maxwell Self Storage Day Street West (Ace Mini), 3620 Day Street, Montgomery AL 36108

TEL: (334) 490-4700

				As of Wednesday, March 26, 2025					
		Daily	Month-To-Date	Fiscal YTD	Occupancy	Units	%Units	Area	%Area
From	Mar-26-2025	Mar-01-2025	Jan-01-2025		Occupied	157	63.3 %	57,957	56.9%
To	Mar-26-2025	Mar-26-2025	Mar-26-2025		Vacant*	78	31.5 %	42,534	41.7%
					Unrentable	13	5.2 %	1,450	1.4%
					Complimentary	1		200	
					Total	248	100.0 %	101,941	100.0%
					Waiting List	0	Autobilled**	56	
					Overlocked**	21	Insurance**	89	Per Area
					Gross Potential Rates <sup>1</sup>		27,085	100.0 %	0.27
					Gross Unrentable Unit Rates		860	3.2%	0.59
					Gross Vacant Unit Rates		10,190	37.6 %	0.24
					Gross Occupied Unit Rates		16,035	59.2 %	0.28
					Gross Complimentary Unit Rates		100	0.4 %	0.50
					Actual Occupied Unit Rates <sup>2</sup>		16,724	61.7 %	0.29
					Occupied Rate Variance		-689	-2.5 %	-0.01
					Effective Rate after Concessions <sup>3</sup>		16,610	61.3 %	0.29
				Unpaid Charges (Current tenants)					
				Days	Amount	Units	%Units	%GrossPot	%Actual
				0-10	120.00	0	0.0	0.4	0.7
				11-30	2,258.43	10	6.4	8.3	13.5
				31-60	1,709.16	4	2.5	6.3	10.2
				61-90	873.71	3	1.9	3.2	5.2
				91-120	670.61	2	1.3	2.5	4.0
				121-180	645.00	2	1.3	2.4	3.9
				181-360	1,681.04	2	1.3	6.2	10.1
				>360	0.00	0	0.0	0.0	0.0
				Total	7,957.95	23	14.6	29.4	47.5
				Delinquency (Current tenants >30 days)					
				Rent	3,708.87	13	8.3	13.7	22.2
				Other	1,870.65	0	0.0	0.0	0.0
				Taxes	0.00	0	0.0	0.0	0.0
				Total	5,579.52				
				Liabilities		Units	Amount		
				Prepaid Rent		7	415.10		
				Prepaid Insurance		2	30.00		
				Prepaid Recurring Charges		0	0.00		
				Security Deposits (Cash)		3	3,025.00		
				Rent Last Change		Units	Rent Variances		Units
				0 - 6 Months		25	< 0%		87
				6 - 12 Months		131	0 - 15%		54
				12 - 18 Months		0	15 - 30%		2
				18 - 24 Months		0	30 - 50%		2
				> 24 Months		1	> 50%		12
				Total		157	Total		157
				Owners' Alert		Total	Tenants		
				Standard rates unchanged > 360 days		210	Occupied		157
				Tenants rates unchanged > 360 days		1	Insurance		88 57%
				Days with payments and no daily close		1	ACH Billed		4 3%
				Backdated payments		0	Creditcard		43 27%
				Backdated charges		0	Paid Online		24 15%
				Deleted payments		0			
				Deleted charges		1			
				Deleted units		0	Insurance		
				Unit size changes		0	Premiums		1,480.00
				Program defaults changes		0	Coverage		214,000.00
				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					

Deposits			
Cash	0.00	0.00	0.00
Check	0.00	4,222.70	11,233.50
ACH Debit	0.00	525.00	1,575.00
Debit Card	0.00	0.00	0.00
Charge Card	0.00	12,081.41	38,172.54
SubTotal	0.00	16,829.11	50,981.04
Misc Deposit	0.00	0.00	0.00
Total	0.00	16,829.11	50,981.04
Payment Receipts			
(Note: Receipts will only match deposits made within the same period.			
Deposits are based on fiscal dates. Receipts are calendar based.)			
Rent	0.00	15,036.54	45,039.20
Recurring	0.00	0.00	0.00
Late Fee	0.00	601.74	1,971.78
NSF Fee	0.00	0.00	0.00
Admin Fee	0.00	99.80	174.65
Insurance	0.00	1,171.13	3,845.81
Other	0.00	9.90	39.60
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	0.00	0.00
Tax 1	0.00	0.00	0.00
Tax 2	0.00	0.00	0.00
Total	0.00	16,919.11	51,071.04
Collections (Receipts collected towards rent and late fees.)			
Prepaid Rent	0.00	385.10	
Current Rent	0.00	14,124.96	
Past Due Rent	0.00	526.48	
Total	0.00	15,036.54	
Current Late Fee	0.00	319.26	
Past Due Late Fee	0.00	282.48	
Total	0.00	601.74	
NSF Reversals	0	0	0
Total	0.00	0.00	0.00
Concessions (Credits Issued)			
Rent	0.00	114.00	125.00
Rent (Bad Debt)	0.00	3,097.32	12,154.64
Late Fees	0.00	1,639.87	5,488.83
Taxes	0.00	0.00	0.00
Other	0.00	565.22	1,740.23
Total	0.00	5,416.41	19,508.70
Discounts (Variances from standard rates.)			
Rent (Expiring)	0.00	0.00	0.00
Rent (Non-Expiring)	0.00	588.29	1,818.32
Bad Debts	0.00	0.00	0.00
Activity			
Move-Ins	0	4	8
Insurance	0	3	6
Move-Outs	0	6	25
Transfers	0	1	2
Rented Area Increase	0	-250	-2,650
Collection Notes	0	16	33
Auctions	0	0	0
Leads			
SpareFoot Leads	0	3	9
Phone Leads	0	0	0
Web Leads	0	1	4
Walk-In Leads	0	0	0
Leads Converted	0	4	8

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