

Management History

Wednesday, March 26, 2025

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

	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Checks	4,223	4,413	2,598	8,275	11,778	2,959	2,510	4,748	6,591	1,515	1,874	2,779	2,407	3,243
ACH Debit	525	525	525	493	677	850	569	569	569	514	424	584	324	0
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	12,081	13,514	12,577	11,754	13,046	12,192	12,697	13,256	12,768	11,694	11,351	11,249	12,717	11,498
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	16,829	18,452	15,700	20,522	25,501	16,001	15,775	18,573	19,928	13,724	13,648	14,612	15,448	14,741
Payment Receipts														
Rent	15,037	16,450	13,553	18,868	20,133	13,936	13,828	16,360	17,629	11,563	11,233	12,144	12,842	12,016
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	602	594	776	462	808	825	688	825	833	749	638	909	1,003	969
NSF Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin Fee	100	25	50	75	175	60	55	75	150	75	324	125	125	100
Insurance	1,171	1,368	1,307	1,112	1,371	1,181	1,194	1,308	1,236	1,322	1,406	1,424	1,477	1,657
Other	10	15	15	5	15	0	10	5	55	15	25	10	0	0
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security Deposit	0	0	0	0	3,000	0	0	0	0	0	0	0	0	0
Merchandise	0	0	0	0	0	0	0	0	20	0	20	0	0	0
Tax 1	0	0	0	0	0	0	0	0	6	0	2	0	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	16,919	18,452	15,700	20,522	25,501	16,001	15,775	18,573	19,928	13,724	13,648	14,612	15,448	14,741
Charges														
Rent	17,144	18,007	18,296	18,347	24,206	15,104	16,277	19,467	19,241	14,744	13,714	13,294	13,536	13,588
Late Fee	1,324	1,460	1,460	1,508	1,132	2,032	1,780	1,580	2,792	2,212	2,344	1,648	1,580	1,988
Admin Fee	100	50	50	50	225	85	80	125	150	75	349	125	175	125
Merchandise	0	0	0	0	0	0	0	0	20	0	20	0	0	0
Insurance	1,602	1,852	1,891	1,769	1,230	1,195	1,875	1,654	1,272	1,405	1,440	1,501	1,691	1,676
Other	10	50	15	10	3,092	35	50	35	55	15	44	25	80	52
Taxes	0	0	0	0	0	0	0	0	6	0	2	0	0	0
Total	20,179	21,419	21,712	21,684	29,884	18,451	20,062	22,860	23,535	18,451	17,913	16,592	17,062	17,429
Collections														
Prepaid Rent	385	845	735	3,712	876	1,495	767	997	1,069	1,195	961	1,156	2,168	1,415
Current Rent	14,125	14,596	11,958	14,596	17,687	11,722	12,034	14,874	15,084	9,796	9,959	10,473	9,800	10,000
Past Due Rent	526	1,009	860	560	1,570	718	1,027	489	1,476	572	313	516	875	601
Total	15,037	16,450	13,553	18,868	20,133	13,936	13,828	16,360	17,629	11,563	11,233	12,144	12,842	12,016

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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
Concessions (Credits Issued to Waive Charges)														
Rent	114	0	11	61	3,067	0	45	0	140	29	25	30	227	95
Late Fee	368	196	360	236	312	296	216	332	637	220	566	120	236	260
Administrative Fee	0	0	0	0	25	25	25	0	0	0	0	0	50	0
Other	96	101	43	16	37	2	383	3	31	36	2	0	131	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	578	297	414	313	3,441	322	669	335	808	285	593	150	644	355
Bad Debt Write Offs (Credits Issued to Clear Bad Debt)														
Rent	3,097	7,765	1,292	195	650	31	8,092	65	0	1,710	200	30	245	45
Late Fee	1,272	2,804	489	136	432	40	4,734	20	20	1,328	20	60	136	40
Administrative Fee	0	25	0	0	0	25	35	25	0	0	25	0	25	0
Other	469	859	147	19	20	15	558	0	0	121	0	0	13	15
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	4,838	11,454	1,928	350	1,102	111	13,418	110	20	3,159	245	90	418	100
Discounts (Variances from Standard Rates)														
Rent	588	580	650	430	590	570	668	594	1,031	1,615	1,968	1,976	1,841	1,907
Facility														
Occupied	157	159	172	174	174	168	168	185	187	188	195	188	187	187
Vacant	78	80	75	73	73	69	69	52	48	48	47	32	31	32
Unrentable	13	9	1	1	1	11	11	12	13	12	6	3	5	4
Total Units	248	248	248	248	248	248	248	249	248	248	248	223	223	223
Total Area	101,941	101,941	101,941	101,941	101,941	101,941	101,941	122,941	101,941	101,941	101,941	35,896	35,996	35,996
Activity														
Move-Ins	4	2	2	2	9	3	3	5	7	4	14	5	7	5
Move-Outs	6	15	4	2	3	3	20	7	8	11	7	4	7	8
Net	-2	-13	-2	0	6	0	-17	-2	-1	-7	7	1	0	-3
Occupancy														
Occupied Area	57,957	58,207	59,957	60,607	60,557	25,182	24,932	26,982	62,207	27,182	27,432	26,862	26,812	26,462
Occ % of Total Units	63	64	69	70	70	68	68	74	75	76	79	84	84	84
Occ % of Total Area	57	57	59	59	59	25	24	22	61	27	27	75	74	74

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	Mar	Feb	Jan	Dec	Nov
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Unpaid Charges (Current Tenants)														
0-10	120	80	120	304	87	476	176	121	532	1,045	261	220	60	288
11-30	2,258	2,771	3,531	3,772	3,246	3,320	3,351	4,520	4,179	3,664	3,235	2,658	2,135	2,638
31-60	1,709	1,737	1,183	2,548	2,667	2,882	2,699	1,349	3,080	2,404	2,282	1,522	1,649	1,675
61-90	874	1,220	2,272	644	2,227	617	758	3,596	844	1,625	496	1,331	1,231	929
91-120	671	830	2,161	2,159	511	2,348	1,671	2,435	1,774	320	2,309	1,212	260	790
121-180	645	1,338	3,727	4,360	3,644	2,654	1,793	3,273	2,467	2,178	1,472	1,109	1,907	1,628
181-360	1,681	2,396	5,151	3,866	2,511	2,032	1,685	5,389	5,040	4,710	5,329	4,601	3,545	2,390
>360	0	406	1,273	1,138	978	964	607	2,023	1,279	559	148	27	25	0

Standard rates unchanged > 360 day:

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Tenants														
Occupied	157	159	172	174	174	168	168	185	187	188	195	188	187	187
Insurance	88	90	101	104	75	67	71	106	72	82	84	90	88	101
ACH Billed	4	2	4	4	5	3	3	3	2	3	4	4	2	0
Credit Card Billed	39	40	42	43	41	17	43	46	46	46	47	45	0	4
Paid on Web	24	30	32	23	22	19	16	22	22	21	21	18	20	19