

# Management Summary

Wednesday, March 26, 2025

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1 / 1

L001 - Maxwell Self Storage Bell Street, 1951 Bell St, Montgomery AL 36104

TEL: (334) 490-4700

				As of Wednesday, March 26, 2025						
	From	Daily	Month-To-Date	Fiscal YTD	Occupancy	Units	%Units	Area	%Area	
	To	Mar-26-2025	Mar-01-2025	Jan-01-2025	Occupied	108	54.0 %	49,450	57.5 %	
		Mar-26-2025	Mar-26-2025	Mar-26-2025	Vacant*	84	42.0 %	33,780	39.3 %	
					Unrentable	8	4.0 %	2,820	3.3 %	
					Complimentary	0		0		
					Total	200	100.0 %	86,050	100.0 %	
					Waiting List	0	Autobilled**	63		
					Overlocked**	12	Insurance**	59	Per Area	
					Gross Potential Rates <sup>1</sup>		30,602	100.0 %	0.36	
					Gross Unrentable Unit Rates		880	2.9 %	0.31	
					Gross Vacant Unit Rates		11,779	38.5 %	0.35	
					Gross Occupied Unit Rates		17,943	58.6 %	0.36	
					Gross Complimentary Unit Rates		0	0.0 %	0.00	
					Actual Occupied Unit Rates <sup>2</sup>		18,792	61.4 %	0.38	
					Occupied Rate Variance		-849	-2.8 %	-0.02	
					Effective Rate after Concessions <sup>3</sup>		18,792	61.4 %	0.38	
					Unpaid Charges (Current tenants)					
					Days	Amount	Units	%Units	%GrossPot	%Actual
					0-10	753.00	2	1.9	2.5	4.0
					11-30	1,115.50	2	1.9	3.6	5.9
					31-60	1,025.50	3	2.8	3.4	5.5
					61-90	875.45	2	1.9	2.9	4.7
					91-120	496.55	2	1.9	1.6	2.6
					121-180	463.50	2	1.9	1.5	2.5
					181-360	2,153.40	1	0.9	7.0	11.5
					>360	0.00	0	0.0	0.0	0.0
					Total	6,882.90	14	12.9	22.5	36.6
					Delinquency (Current tenants >30 days)					
					Rent	3,962.33	9	8.3	12.9	21.1
					Other	1,052.07	0	0.0	0.0	0.0
					Taxes	0.00	0	0.0	0.0	0.0
					Total	5,014.40				
					Liabilities					
						Units	Amount			
					Prepaid Rent	2	44.95			
					Prepaid Insurance	0	0.00			
					Prepaid Recurring Charges	0	0.00			
					Security Deposits (Cash)	7	100.00			
					Rent Last Change					
						Units	Rent Variances	Units		
					0 - 6 Months	18	< 0 %	61		
					6 - 12 Months	86	0 - 15 %	35		
					12 - 18 Months	4	15 - 30 %	8		
					18 - 24 Months	0	30 - 50 %	1		
					> 24 Months	0	> 50 %	3		
					Total	108	Total	108		
					Owners' Alert					
						Total	Tenants			
					Standard rates unchanged > 360 days	132	Occupied	108		
					Tenants rates unchanged > 360 days	4	Insurance	59	83 %	
					Days with payments and no daily close	0	ACH Billed	2	2 %	
					Backdated payments	0	Creditcard	41	38 %	
					Backdated charges	0	Paid Online	15	14 %	
					Deleted payments	0				
					Deleted charges	3				
					Deleted units	0	Insurance			
					Unit size changes	0	Premiums	1,010.00		
					Program defaults changes	0	Coverage	144,000.00		
					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					

Daily	Month-To-Date	Fiscal YTD
From	Mar-26-2025	Mar-01-2025
To	Mar-26-2025	Mar-26-2025
Deposits		
Cash	0.00	0.00
Check	0.00	144.95
ACH Debit	0.00	4,140.00
Debit Card	0.00	0.00
Charge Card	0.00	14,076.90
SubTotal	0.00	18,361.85
Misc Deposit	0.00	0.00
Total	0.00	18,361.85
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	17,248.00
Recurring	0.00	0.00
Late Fee	0.00	218.00
NSF Fee	0.00	0.00
Admin Fee	0.00	49.90
Insurance	0.00	795.00
Other	0.00	50.95
Misc Deposit	0.00	0.00
Security Deposit	0.00	0.00
Merchandise	0.00	0.00
Tax 1	0.00	0.00
Tax 2	0.00	0.00
Total	0.00	18,361.85
Collections (Receipts collected towards rent and late fees.)		
Prepaid Rent	0.00	809.95
Current Rent	0.00	16,053.05
Past Due Rent	0.00	385.00
Total	0.00	17,248.00
Current Late Fee	0.00	140.00
Past Due Late Fee	0.00	78.00
Total	0.00	218.00
NSF Reversals	0	0
Total	0.00	99.00
Concessions (Credits Issued)		
Rent	0.00	0.00
Rent (Bad Debt)	0.00	4,085.00
Late Fees	0.00	282.00
Taxes	0.00	0.00
Other	0.00	988.58
Total	0.00	5,355.58
Discounts (Variances from standard rates.)		
Rent (Expiring)	0.00	0.00
Rent (Non-Expiring)	0.00	802.00
Bad Debts	0.00	0.00
Activity		
Move-Ins	0	2
Insurance	0	0
Move-Outs	0	9
Transfers	0	0
Rented Area Increase	0	-980
Collection Notes	0	36
Auctions	0	0
Leads		
SpareFoot Leads	0	1
Phone Leads	0	0
Web Leads	0	2
Walk-In Leads	0	0
Leads Converted	0	2

Occupancy	Units	%Units	Area	%Area	
Occupied	108	54.0 %	49,450	57.5 %	
Vacant*	84	42.0 %	33,780	39.3 %	
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Complimentary	0		0		
Total	200	100.0 %	86,050	100.0 %	
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Overlocked**	12	Insurance**	59	Per Area	
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Gross Unrentable Unit Rates		880	2.9 %	0.31	
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121-180	463.50	2	1.9	1.5	2.5
181-360	2,153.40	1	0.9	7.0	11.5
>360	0.00	0	0.0	0.0	0.0
Total	6,882.90	14	12.9	22.5	36.6
Delinquency (Current tenants >30 days)					
Rent	3,962.33	9	8.3	12.9	21.1
Other	1,052.07	0	0.0	0.0	0.0
Taxes	0.00	0	0.0	0.0	0.0
Total	5,014.40				
Liabilities					
	Units	Amount			
Prepaid Rent	2	44.95			
Prepaid Insurance	0	0.00			
Prepaid Recurring Charges	0	0.00			
Security Deposits (Cash)	7	100.00			
Rent Last Change					
	Units	Rent Variances	Units		
0 - 6 Months	18	< 0 %	61		
6 - 12 Months	86	0 - 15 %	35		
12 - 18 Months	4	15 - 30 %	8		
18 - 24 Months	0	30 - 50 %	1		
> 24 Months	0	> 50 %	3		
Total	108	Total	108		
Owners' Alert					
	Total	Tenants			
Standard rates unchanged > 360 days	132	Occupied	108		
Tenants rates unchanged > 360 days	4	Insurance	59	83 %	
Days with payments and no daily close	0	ACH Billed	2	2 %	
Backdated payments	0	Creditcard	41	38 %	
Backdated charges	0	Paid Online	15	14 %	
Deleted payments	0				
Deleted charges	3				
Deleted units	0	Insurance			
Unit size changes	0	Premiums	1,010.00		
Program defaults changes	0	Coverage	144,000.00		
Report Explanation					
(*) Vacancies do not include unrentable units.					
(**) Reported values reflect the current tenant status.					
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(4) Leads Converted is a count of unique tenant move-ins					

## Deposits

Cash	0.00	0.00	0.00
Check	0.00	144.95	904.90
ACH Debit	0.00	4,140.00	12,648.00
Debit Card	0.00	0.00	0.00
Charge Card	0.00	14,076.90	44,610.23
SubTotal	0.00	18,361.85	58,163.13
Misc Deposit	0.00	0.00	0.00
Total	0.00	18,361.85	58,163.13

## 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	17,248.00	54,555.58
Recurring	0.00	0.00	0.00
Late Fee	0.00	218.00	684.00
NSF Fee	0.00	0.00	0.00
Admin Fee	0.00	49.90	74.85
Insurance	0.00	795.00	2,670.80
Other	0.00	50.95	177.90
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	18,361.85	58,163.13

## Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	0.00	809.95	
Current Rent	0.00	16,053.05	
Past Due Rent	0.00	385.00	
Total	0.00	17,248.00	
Current Late Fee	0.00	140.00	
Past Due Late Fee	0.00	78.00	
Total	0.00	218.00	

NSF Reversals	0	0	0
Total	0.00	99.00	299.00

## Concessions (Credits Issued)

Rent	0.00	0.00	20.00
Rent (Bad Debt)	0.00	4,085.00	5,935.00
Late Fees	0.00	282.00	616.00
Taxes	0.00	0.00	0.00
Other	0.00	988.58	1,250.58
Total	0.00	5,355.58	7,821.58

## Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	0.00	0.00
Rent (Non-Expiring)	0.00	802.00	2,523.00

Bad Debts	0.00	0.00	0.00
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## Activity

Move-Ins	0	2	4
Insurance	0	0	3
Move-Outs	0	9	21
Transfers	0	0	0
Rented Area Increase	0	-980	-5,480
Collection Notes	0	36	52
Auctions	0	0	0

## Leads

SpareFoot Leads	0	1	7
Phone Leads	0	0	0
Web Leads	0	2	11
Walk-In Leads	0	0	1
Leads Converted	0	2	4