

# Management History

Wednesday, March 26, 2025

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

	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
<b>Deposits</b>														
Cash	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Checks	145	375	385	560	800	375	350	815	746	619	524	314	1,597	2,405
ACH Debit	4,140	4,254	4,254	4,254	4,274	4,140	4,140	4,140	3,640	3,630	3,630	3,634	230	3,730
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	14,077	14,707	15,827	15,946	15,906	17,250	16,344	18,745	19,158	12,861	17,911	17,835	16,223	15,677
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	18,362	19,336	20,466	20,760	20,980	21,765	20,834	23,700	23,544	17,110	22,065	21,783	18,050	21,812
<b>Payment Receipts</b>														
Rent	17,248	18,059	19,249	19,500	19,569	20,260	19,380	21,737	22,059	15,323	20,172	19,901	16,560	19,896
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	218	286	180	160	200	300	200	439	200	360	400	366	280	334
NSF Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin Fee	50	25	0	50	75	80	150	50	125	175	150	150	100	25
Insurance	795	951	925	1,045	1,019	1,069	1,100	1,245	1,077	1,097	1,145	1,235	1,110	1,249
Other	51	15	112	5	117	56	5	229	61	68	177	131	0	178
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merchandise	0	0	0	0	0	0	0	0	20	80	20	0	0	0
Tax 1	0	0	0	0	0	0	0	0	2	8	2	0	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	18,362	19,336	20,466	20,760	20,980	21,765	20,834	23,700	23,544	17,110	22,065	21,783	18,050	21,682
<b>Charges</b>														
Rent	17,315	20,088	20,572	20,699	20,972	20,947	21,655	21,537	21,564	20,361	20,005	24,896	20,421	20,296
Late Fee	240	320	380	440	540	380	540	320	660	780	460	814	500	400
Admin Fee	50	25	25	50	80	75	150	75	250	200	175	200	125	25
Merchandise	0	0	0	0	0	0	0	0	20	80	20	0	0	0
Insurance	905	1,190	1,190	1,291	1,190	1,145	1,245	1,225	1,230	1,249	1,255	1,215	1,272	1,323
Other	269	117	14	240	280	192	401	130	565	255	256	279	58	147
Taxes	0	0	0	0	0	0	0	0	2	8	2	0	0	0
Total	18,779	21,740	22,182	22,720	23,061	22,738	23,991	23,286	24,290	22,932	22,173	27,403	22,375	22,190
<b>Collections</b>														
Prepaid Rent	810	540	381	1,181	674	923	849	660	818	181	1,738	1,042	3,759	4,003
Current Rent	16,053	16,969	18,098	17,829	18,220	18,841	18,413	19,368	20,956	15,045	18,111	17,952	12,801	15,709
Past Due Rent	385	550	770	490	675	496	118	1,709	285	97	323	907	0	184
Total	17,248	18,059	19,249	19,500	19,569	20,260	19,380	21,737	22,059	15,323	20,172	19,901	16,560	19,896

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<b>Concessions</b> (Credits Issued to Waive Charges)														
Rent	0	0	20	84	0	0	0	154	155	327	730	1,648	3,639	76
Late Fee	100	140	40	160	160	100	60	160	360	100	100	334	120	100
Administrative Fee	0	0	0	0	0	0	0	25	25	25	25	25	0	0
Other	70	21	0	106	4	129	83	168	56	0	15	101	29	43
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
<b>Total</b>	<b>170</b>	<b>161</b>	<b>60</b>	<b>350</b>	<b>164</b>	<b>229</b>	<b>143</b>	<b>507</b>	<b>596</b>	<b>452</b>	<b>870</b>	<b>2,108</b>	<b>3,788</b>	<b>219</b>
<b>Bad Debt Write Offs</b> (Credits Issued to Clear Bad Debt)														
Rent	4,085	1,850	0	0	65	1,398	2,576	364	627	267	279	95	125	2,318
Late Fee	182	154	0	20	40	81	440	40	20	40	20	40	40	680
Administrative Fee	0	0	0	0	0	0	0	25	75	0	25	25	0	0
Other	919	241	0	0	67	387	1,139	56	56	56	0	0	21	584
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
<b>Total</b>	<b>5,186</b>	<b>2,245</b>	<b>0</b>	<b>20</b>	<b>172</b>	<b>1,866</b>	<b>4,155</b>	<b>485</b>	<b>778</b>	<b>363</b>	<b>324</b>	<b>161</b>	<b>186</b>	<b>3,582</b>
<b>Discounts</b> (Variances from Standard Rates)														
Rent	802	858	863	1,089	1,405	1,276	1,157	1,183	1,496	2,701	2,423	2,137	2,385	2,322
<b>Facility</b>														
Occupied	108	115	124	125	128	129	132	134	140	139	140	140	140	141
Vacant	84	77	69	70	67	63	60	56	50	51	51	56	76	77
Unrentable	8	8	7	5	5	8	8	10	10	10	9	8	6	4
<b>Total Units</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>204</b>	<b>222</b>	<b>222</b>
<b>Total Area</b>	<b>86,050</b>	<b>86,050</b>	<b>86,050</b>	<b>86,050</b>	<b>86,050</b>	<b>86,050</b>	<b>86,050</b>	<b>86,050</b>	<b>86,050</b>	<b>86,050</b>	<b>86,050</b>	<b>70,811</b>	<b>67,415</b>	<b>67,415</b>
<b>Activity</b>														
Move-Ins	2	1	1	2	3	3	6	3	10	8	8	8	5	1
Move-Outs	9	10	2	5	4	6	8	9	9	9	8	8	6	12
<b>Net</b>	<b>-7</b>	<b>-9</b>	<b>-1</b>	<b>-3</b>	<b>-1</b>	<b>-3</b>	<b>-2</b>	<b>-6</b>	<b>1</b>	<b>-1</b>	<b>0</b>	<b>0</b>	<b>-1</b>	<b>-11</b>
<b>Occupancy</b>														
Occupied Area	49,450	50,430	53,920	54,930	55,370	56,440	57,810	57,940	59,000	60,370	60,140	50,943	45,743	45,943
Occ % of Total Units	54	58	62	63	64	65	66	67	70	70	70	69	63	64
Occ % of Total Area	57	59	63	64	64	66	67	67	69	70	70	72	68	68

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	Mar	Feb	Jan
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Unpaid Charges (Current Tenants)														
0-10	753	1,912	1,383	1,559	1,435	1,538	2,024	1,687	1,993	3,084	1,395	2,577	1,240	1,524
11-30	1,116	1,648	2,157	1,479	1,475	972	1,028	1,161	1,897	2,953	1,015	2,482	835	542
31-60	1,026	1,538	2,012	2,254	1,588	1,523	1,641	1,247	1,939	1,045	2,218	541	628	440
61-90	875	1,466	1,637	1,428	1,144	785	810	793	770	2,009	331	351	400	572
91-120	497	1,221	992	964	502	328	289	459	2,009	331	212	136	592	665
121-180	464	1,566	1,657	690	430	474	394	2,135	543	388	428	584	1,399	1,068
181-360	2,153	2,592	2,345	2,067	1,805	1,593	1,733	1,644	1,437	1,276	1,024	692	923	569
>360	0	0	0	0	0	0	0	100	15	0	0	0	0	0

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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
Tenants														
Occupied	108	115	124	125	128	129	132	134	140	139	140	140	140	141
Insurance	59	67	69	69	69	67	71	74	74	72	72	71	72	75
ACH Billed	2	3	3	3	3	2	2	2	2	2	2	3	2	3
Credit Card Billed	39	51	37	43	46	40	58	49	59	50	8	6	0	0
Paid on Web	15	14	13	17	16	19	16	13	17	16	17	15	12	14