

Occupancy Statistics

Wednesday, March 26, 2025

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

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
20x50	1,000.0	1,000.0	0	1	0	1	1,000.00	1,000	0	0	1,000	0	0	0.0%	0.0%	0.0%	0.0%
		1,000.0	0	1	0	1		1,000	0	0	1,000	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						1,000.0	Average Area/Unit				0.0	1,000.0	0.0	1,000.0			
Unrentable Area						0.0	Average Rent/Unit				0.00	1,000.00	0.00	1,000.00			
Total Area						1,000.0	Average Rent/Area				0.00	1.00	0.00	1.00			

Unit Type: Indoor 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
12x20	240.0	1,920.0	5	3	0	8	120.00	960	600	588	360	13	0	97.9%	62.5%	62.5%	61.2%
12x25	300.0	3,300.0	4	7	0	11	122.50	1,348	490	523	858	-33	0	106.7%	36.4%	36.4%	38.8%
12x30	360.0	2,520.0	5	2	0	7	125.00	875	625	690	250	-65	0	110.4%	71.4%	71.4%	78.9%
12x35	420.0	1,680.0	4	0	0	4	135.00	540	540	610	0	-70	0	113.0%	100.0%	100.0%	113.0%
12x40	480.0	2,400.0	2	3	0	5	145.00	725	290	295	435	-5	0	101.7%	40.0%	40.0%	40.7%
50x57	2,850.0	2,850.0	1	0	0	1	1,500.00	1,500	1,500	1,200	0	300	0	80.0%	100.0%	100.0%	80.0%
48x60	2,880.0	2,880.0	0	1	0	1	1,500.00	1,500	0	0	1,500	0	0	0.0%	0.0%	0.0%	0.0%
55x80	4,400.0	4,400.0	1	0	0	1	1,000.00	1,000	1,000	850	0	150	0	85.0%	100.0%	100.0%	85.0%
		21,950.0	22	16	0	38		8,448	5,045	4,756	3,403	290	0	94.3%	57.9%	64.2%	56.3%
Occupied Area						14,090.0					<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>			
Vacant Area						7,860.0	Average Area/Unit				640.5	491.3	0.0	577.6			
Unrentable Area						0.0	Average Rent/Unit				216.16	212.66	0.00	222.30			
Total Area						21,950.0	Average Rent/Area				0.34	0.43	0.00	0.38			

Unit Type: Office Space

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
24x50	1,200.0	1,200.0	0	1	0	1	1,000.00	1,000	0	0	1,000	0	0	0.0%	0.0%	0.0%	0.0%
		1,200.0	0	1	0	1		1,000	0	0	1,000	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						1,200.0	Average Area/Unit				0.0	1,200.0	0.0	1,200.0			
Unrentable Area						0.0	Average Rent/Unit				0.00	1,000.00	0.00	1,000.00			
Total Area						1,200.0	Average Rent/Area				0.00	0.83	0.00	0.83			

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

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
14x40	560.0	13,440.0	5	19	0	24	99.00	2,376	495	525	1,881	-30	0	106.1%	20.8%	20.8%	22.1%
		13,440.0	5	19	0	24		2,376	495	525	1,881	-30	0	106.1%	20.8%	20.8%	22.1%
Occupied Area						2,800.0					<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>			
Vacant Area						10,640.0					Average Area/Unit	560.0	560.0	0.0	560.0		
Unrentable Area						0.0					Average Rent/Unit	105.00	99.00	0.00	99.00		
Total Area						13,440.0					Average Rent/Area	0.19	0.18	0.00	0.18		

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
12x80	960.0	19,200.0	10	8	2	20	200.00	4,000	2,000	1,800	1,600	200	0	90.0%	50.0%	50.0%	45.0%
		19,200.0	10	8	2	20		4,000	2,000	1,800	1,600	200	0	90.0%	50.0%	50.0%	45.0%
Occupied Area						9,600.0					<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>			
Vacant Area						7,680.0					Average Area/Unit	960.0	960.0	960.0	960.0		
Unrentable Area						1,920.0					Average Rent/Unit	180.00	200.00	200.00	200.00		
Total Area						19,200.0					Average Rent/Area	0.19	0.21	0.21	0.21		

Unit Type: Restaurant Space

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
67x130	8,710.0	8,710.0	1	0	0	1	3,500.00	3,500	3,500	4,000	0	-500	0	114.3%	100.0%	100.0%	114.3%
		8,710.0	1	0	0	1		3,500	3,500	4,000	0	-500	0	114.3%	100.0%	100.0%	114.3%
Occupied Area						8,710.0					<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>			
Vacant Area						0.0					Average Area/Unit	8,710.0	0.0	0.0	8,710.0		
Unrentable Area						0.0					Average Rent/Unit	4,000.00	0.00	0.00	3,500.00		
Total Area						8,710.0					Average Rent/Area	0.46	0.00	0.00	0.40		

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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	950.0	6	12	1	19	40.00	760	240	295	480	-55	0	122.9%	31.6%	31.6%	38.8%
10x10	100.0	2,300.0	13	9	1	23	65.00	1,495	845	915	585	-70	0	108.3%	56.5%	56.5%	61.2%
10x15	150.0	2,400.0	9	6	1	16	75.00	1,200	675	775	450	-100	0	114.8%	56.3%	56.3%	64.6%
10x20	200.0	4,600.0	14	6	3	23	100.00	2,300	1,400	1,533	600	-133	0	109.5%	60.9%	60.9%	66.7%
10x25	250.0	3,750.0	13	2	0	15	120.00	1,800	1,560	1,695	240	-135	0	108.7%	86.7%	86.7%	94.2%
10x30	300.0	3,000.0	8	2	0	10	130.00	1,300	1,040	1,215	260	-175	0	116.8%	80.0%	80.0%	93.5%
10x35	350.0	2,450.0	5	2	0	7	140.00	980	700	785	280	-85	0	112.1%	71.4%	71.4%	80.1%
10x40	400.0	400.0	1	0	0	1	200.00	200	200	200	0	0	0	100.0%	100.0%	100.0%	100.0%
20x35	700.0	700.0	1	0	0	1	243.00	243	243	298	0	-55	0	122.6%	100.0%	100.0%	122.6%
20,550.0			70	39	6	115		10,278	6,903	7,711	2,895	-808	0	111.7%	60.9%	69.3%	75.0%
Occupied Area						14,250.0				<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>				
Vacant Area						5,400.0	Average Area/Unit			203.6	138.5	150.0	178.7				
Unrentable Area						900.0	Average Rent/Unit			110.16	74.23	80.00	89.37				
Total Area						20,550.0	Average Rent/Area			0.54	0.54	0.53	0.50				

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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	2	1	1	6	31	22	13	32
Percentage of Total Units	1.8	0.9	0.9	5.5	28.7	20.4	12.0	29.6
Average Rent/Unit	160.00	120.00	75.00	100.00	155.82	285.41	111.69	133.33
Average Area/Unit	600.0	250.0	150.0	196.7	399.4	835.5	278.5	384.1

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	0	0	0	4	38	101	97	63
Percentage of Total Units	0.0	0.0	0.0	1.3	12.5	33.3	32.0	20.8
Average Rent/Unit	0.00	0.00	0.00	100.00	117.97	122.62	117.91	190.18
Average Area/Unit	0.0	0.0	0.0	227.5	405.0	372.0	339.1	543.7

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		86,050.0	108	84	8	200		30,602	17,943	18,792	11,778.50	-848.50	0.00	104.73%	54.00%	57.47%	61.41%
							<u>% of Total</u>	<u>Per Area</u>			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>			<u>Total</u>	
										Units	108	84	8			200	
										% of Units	54.0%	42.0%	4.0%			100.0%	
										Area	49,450.0	33,780.0	2,820.0			86,050.0	
										% of Area	57.5%	39.3%	3.3%			100.0%	
										Standard Rate	17,943.00	11,778.50	880.00			30,601.50	
										% of Standard Rate	58.6%	38.5%	2.9%			100.0%	
										Average Area/Unit	457.9	402.1	352.5			430.3	
										Average Rent/Unit	174.00	140.22	110.00			153.01	
										Average Rent/Area	0.38	0.35	0.31			0.36	

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