

Management History

Tuesday, December 31, 2024

Friday, January 24, 2025 5:04:52PM

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

	Dec 2024	Nov 2024	Oct 2024	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024	Jan 2024	Dec 2023	Nov 2023
Deposits														
Cash	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Checks	560	800	375	350	815	746	619	524	314	1,597	2,405	495	2,485	810
ACH Debit	4,254	4,274	4,140	4,140	4,140	3,640	3,630	3,630	3,634	230	3,730	7,199	199	79
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	15,946	15,906	17,250	16,344	18,745	19,158	12,861	17,911	17,835	16,223	15,677	14,335	13,664	13,956
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	20,760	20,980	21,765	20,834	23,700	23,544	17,110	22,065	21,783	18,050	21,812	22,029	16,348	14,845
Payment Receipts														
Rent	19,500	19,569	20,260	19,380	21,737	22,059	15,323	20,172	19,901	16,560	19,896	16,700	14,859	12,918
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	160	200	300	200	439	200	360	400	366	280	334	366	101	240
NSF Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin Fee	50	75	80	150	50	125	175	150	150	100	25	100	20	160
Insurance	1,045	1,019	1,069	1,100	1,245	1,077	1,097	1,145	1,235	1,110	1,249	1,382	1,338	1,437
Other	5	117	56	5	229	61	68	177	131	0	178	3,612	30	90
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	20	80	20	0	0	0	0	0	0
Tax 1	0	0	0	0	0	2	8	2	0	0	0	0	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	20,760	20,980	21,765	20,834	23,700	23,544	17,110	22,065	21,783	18,050	21,682	22,159	16,348	14,845
Charges														
Rent	20,699	20,972	20,947	21,655	21,537	21,564	20,361	20,005	24,896	20,421	20,296	19,353	14,872	15,124
Late Fee	440	540	380	540	320	660	780	460	814	500	400	520	460	590
Admin Fee	50	80	75	150	75	250	200	175	200	125	25	125	40	160
Merchandise	0	0	0	0	0	20	80	20	0	0	0	0	0	0
Insurance	1,291	1,190	1,145	1,245	1,225	1,230	1,249	1,255	1,215	1,272	1,323	1,515	1,524	1,525
Other	240	280	192	401	130	565	255	256	279	58	147	3,604	168	436
Taxes	0	0	0	0	0	2	8	2	0	0	0	0	0	0
Total	22,720	23,061	22,738	23,991	23,286	24,290	22,932	22,173	27,403	22,375	22,190	25,116	17,064	17,834
Collections														
Prepaid Rent	1,181	674	923	849	660	818	181	1,738	1,042	3,759	4,003	563	2,797	503
Current Rent	17,829	18,220	18,841	18,413	19,368	20,956	15,045	18,111	17,952	12,801	15,709	15,916	11,938	12,226
Past Due Rent	490	675	496	118	1,709	285	97	323	907	0	184	221	124	190
Total	19,500	19,569	20,260	19,380	21,737	22,059	15,323	20,172	19,901	16,560	19,896	16,700	14,859	12,918

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Concessions (Credits Issued to Waive Charges)														
Rent	84	0	0	0	154	155	327	730	1,648	3,639	76	756	233	581
Late Fee	160	160	100	60	160	360	100	100	334	120	100	120	100	85
Administrative Fee	0	0	0	0	25	25	25	25	25	0	0	25	20	0
Other	106	4	129	83	168	56	0	15	101	29	43	0	30	77
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	350	164	229	143	507	596	452	870	2,108	3,788	219	901	383	743
Bad Debt Write Offs (Credits Issued to Clear Bad Debt)														
Rent	0	65	1,398	2,576	364	627	267	279	95	125	2,318	0	0	1,288
Late Fee	20	40	81	440	40	20	40	20	40	40	680	20	0	440
Administrative Fee	0	0	0	0	25	75	0	25	25	0	0	0	0	0
Other	0	67	387	1,139	56	56	56	0	0	21	584	0	0	413
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	20	172	1,866	4,155	485	778	363	324	161	186	3,582	20	0	2,140
Discounts (Variances from Standard Rates)														
Rent	1,089	1,405	1,276	1,157	1,183	1,496	2,701	2,423	2,137	2,385	2,322	5,529	5,670	4,483
Facility														
Occupied	125	128	129	132	134	140	139	140	140	140	141	152	160	162
Vacant	70	67	63	60	56	50	51	51	56	76	77	66	54	57
Unrentable	5	5	8	8	10	10	10	9	8	6	4	4	13	9
Total Units	200	200	200	200	200	200	200	200	204	222	222	222	227	228
Total Area	86,050	86,050	86,050	86,050	86,050	86,050	86,050	86,050	70,811	67,415	67,415	67,415	68,615	68,815
Activity														
Move-Ins	2	3	3	6	3	10	8	8	8	5	1	5	2	8
Move-Outs	5	4	6	8	9	9	9	8	8	6	12	13	4	8
Net	-3	-1	-3	-2	-6	1	-1	0	0	-1	-11	-8	-2	0
Occupancy														
Occupied Area	54,930	55,370	56,440	57,810	57,940	59,000	60,370	60,140	50,943	45,743	45,943	48,503	43,390	44,600
Occ % of Total Units	63	64	65	66	67	70	70	70	69	63	64	68	70	71
Occ % of Total Area	64	64	66	67	67	69	70	70	72	68	68	72	63	65

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Rate Analysis														
Gross Potential	30,602	30,602	30,602	30,602	30,602	30,602	30,602	30,602	29,094	31,495	31,495	31,495	32,185	32,315
Gross Unrentable	665	665	845	845	1,098	1,098	1,098	968	910	1,880	1,740	1,740	3,230	2,520
Gross Vacant	10,123	9,888	9,524	9,144	8,897	8,392	7,472	7,585	7,427	9,007	8,996	7,972	10,205	10,746
Gross Occupied	19,814	20,049	20,233	20,613	20,608	21,113	22,033	22,049	20,757	20,608	20,759	21,783	18,750	19,049
Gross Complimentary	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual Occupied Rates	20,719	20,558	20,732	21,312	21,460	20,988	19,753	19,606	20,279	20,216	20,285	18,936	14,631	14,789
Occupied Rate Variance	-905	-509	-499	-699	-853	125	2,280	2,444	478	392	474	2,848	4,120	4,261
Effective Rate after Concessions	20,635	20,558	20,732	21,312	21,306	20,833	19,426	18,876	18,631	16,577	20,209	18,179	14,398	14,208
Economic Occupancy (%)	68	67	68	70	70	69	65	64	70	64	64	60	45	46

Unpaid Charges (Current Tenants)

0-10	1,559	1,435	1,538	2,024	1,687	1,993	3,084	1,395	2,577	1,240	1,524	1,483	1,072	1,673
11-30	1,479	1,475	972	1,028	1,161	1,897	2,953	1,015	2,482	835	542	509	774	666
31-60	2,254	1,588	1,523	1,641	1,247	1,939	1,045	2,218	541	628	440	1,006	1,304	1,118
61-90	1,428	1,144	785	810	793	770	2,009	331	351	400	572	1,195	1,158	790
91-120	964	502	328	289	459	2,009	331	212	136	592	665	1,158	790	698
121-180	690	430	474	394	2,135	543	388	428	584	1,399	1,068	1,464	1,367	997
181-360	2,067	1,805	1,593	1,733	1,644	1,437	1,276	1,024	692	923	569	1,258	669	400
>360	0	0	0	0	100	15	0	0	0	0	0	213	108	49

Owners' Alerts

[illegible]

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	Dec 2024	Nov 2024	Oct 2024	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024	Jan 2024	Dec 2023	Nov 2023
Tenants														
Occupied	125	128	129	132	134	140	139	140	140	140	141	152	160	162
Insurance	69	69	67	71	74	74	72	72	71	72	75	85	88	88
ACH Billed	3	3	2	2	2	2	2	2	3	2	3	3	2	1
Credit Card Billed	43	46	40	58	49	59	50	8	6	0	0	24	17	42
Paid on Web	17	16	19	16	13	17	16	17	15	12	14	12	7	6