

Management History

Wednesday, March 26, 2025

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L003 - Maxwell Self Storage Day Street East (Amer. Mini), 2931 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	1,145	100	892	729	781	1,038	912	918	751	1,304	862	1,274	1,737	976
ACH Debit	515	455	495	455	475	455	455	455	455	423	482	462	522	447
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	9,719	9,273	11,489	9,708	7,344	9,560	11,240	10,438	11,947	9,327	9,254	10,112	9,924	9,169
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	11,379	9,828	12,876	10,892	8,600	11,053	12,607	11,811	13,153	11,054	10,598	11,848	12,183	10,592
Payment Receipts														
Rent	9,055	7,894	10,415	8,966	7,568	9,447	10,980	9,935	11,244	8,726	8,663	9,474	9,713	8,750
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	1,313	1,040	1,383	1,080	376	724	452	995	783	1,105	712	898	1,142	380
NSF Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin Fee	0	0	50	25	0	75	50	5	50	50	55	100	0	0
Insurance	1,011	894	985	821	656	741	1,078	877	1,045	1,124	1,114	1,332	1,323	1,447
Other	0	0	40	0	0	60	45	0	30	25	10	0	5	15
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	0	20	40	40	0	0
Tax 1	0	0	4	0	0	6	4	0	2	4	4	4	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	11,379	9,828	12,876	10,892	8,600	11,053	12,607	11,811	13,153	11,054	10,598	11,848	12,183	10,592
Charges														
Rent	9,737	10,361	10,835	11,396	11,458	11,669	13,072	12,970	13,080	11,159	11,058	11,310	11,322	11,127
Late Fee	1,912	1,980	1,240	2,764	2,020	1,804	1,792	1,540	2,792	2,193	2,260	1,840	1,892	1,864
Admin Fee	0	0	50	25	0	100	50	5	50	50	80	100	0	0
Merchandise	0	0	0	0	0	0	0	0	0	20	40	40	0	0
Insurance	1,245	1,447	1,550	1,368	807	800	1,560	1,305	1,076	1,094	1,345	1,313	1,440	1,451
Other	0	0	84	8	0	60	89	8	25	38	17	10	705	32
Taxes	0	0	8	0	0	6	8	0	2	4	4	4	0	0
Total	12,894	13,788	13,767	15,561	14,285	14,439	16,570	15,828	17,025	14,557	14,804	14,617	15,359	14,474
Collections														
Prepaid Rent	698	580	850	453	320	455	1,567	306	1,295	395	820	642	873	759
Current Rent	6,776	6,208	7,598	7,412	6,868	8,500	9,147	8,864	9,554	7,808	7,659	8,329	8,289	7,621
Past Due Rent	1,581	1,105	1,967	1,101	380	492	266	765	395	523	184	503	551	370
Total	9,055	7,894	10,415	8,966	7,568	9,447	10,980	9,935	11,244	8,726	8,663	9,474	9,713	8,750

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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	0	0	52	0	0	100	24	109	25	0	15	0	0	0
Late Fee	536	80	175	344	40	200	110	312	236	368	200	266	190	484
Administrative Fee	0	0	0	0	0	25	0	0	0	0	25	0	0	0
Other	101	63	54	66	10	5	428	16	5	0	25	4	68	12
Tax 1	0	0	2	0	0	0	2	0	0	0	0	0	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	637	143	283	410	50	330	564	436	266	368	265	270	258	496
Bad Debt Write Offs (Credits Issued to Clear Bad Debt)														
Rent	4,117	4,283	3,333	3,014	1,695	0	13,858	0	0	240	0	252	0	2,432
Late Fee	2,004	1,969	1,124	1,894	572	80	7,216	20	20	352	60	232	0	1,040
Administrative Fee	0	25	0	0	0	0	0	0	0	0	0	0	0	0
Other	651	534	249	123	74	0	816	0	0	45	0	30	0	89
Tax 1	0	2	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	6,772	6,813	4,706	5,031	2,341	80	21,890	20	20	637	60	514	0	3,561
Discounts (Variances from Standard Rates)														
Rent	830	890	980	1,050	941	885	1,232	1,181	1,262	2,692	2,777	2,789	2,927	3,349
Facility														
Occupied	112	121	129	135	143	147	145	171	174	175	176	176	177	181
Vacant	152	147	140	134	126	120	123	97	94	93	92	85	89	83
Unrentable	7	3	2	2	2	4	3	3	3	3	3	9	4	6
Total Units	271	271	271	271	271	271	271	271	271	271	271	270	270	270
Total Area	36,960	36,960	36,960	36,960	36,960	36,960	36,960	36,960	36,960	36,960	36,960	36,960	36,960	36,960
Activity														
Move-Ins	0	0	2	1	0	4	2	0	2	2	3	4	0	0
Move-Outs	9	8	8	9	4	2	28	3	3	3	3	5	4	6
Net	-9	-8	-6	-8	-4	2	-26	-3	-1	-1	0	-1	-4	-6
Occupancy														
Occupied Area	17,650	18,550	19,750	20,750	21,450	21,800	21,300	24,330	24,580	24,780	24,730	24,930	25,130	25,580
Occ % of Total Units	41	45	48	50	53	54	54	63	64	65	65	65	66	67
Occ % of Total Area	48	50	53	56	58	59	58	66	67	67	67	67	68	69

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Rate Analysis														
Gross Potential	20,653	20,653	20,653	20,653	20,653	20,653	20,653	20,653	20,653	20,653	20,653	20,638	20,638	20,638
Gross Unrentable	450	240	175	175	175	305	240	240	240	240	240	675	280	445
Gross Vacant	11,048	10,703	10,108	9,578	9,123	8,758	9,058	7,439	7,269	7,169	7,164	6,629	6,924	6,489
Gross Occupied	9,155	9,710	10,370	10,900	11,355	11,590	11,355	12,974	13,144	13,244	13,249	13,334	13,434	13,704
Gross Complimentary	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual Occupied Rates	9,220	9,737	10,367	10,805	11,283	11,568	11,378	12,886	12,927	11,063	10,994	11,063	11,190	10,812
Occupied Rate Variance	-65	-27	3	95	72	22	-23	88	217	2,181	2,255	2,271	2,244	2,892
Effective Rate after Concessions	9,220	9,737	10,315	10,805	11,283	11,468	11,354	12,777	12,902	11,063	10,979	11,063	11,190	10,812
Economic Occupancy (%)	45	47	50	52	55	56	55	62	63	54	53	54	54	52

Unpaid Charges (Current Tenants)

On-Paid Charges (Current Tenants, 0-10	140	280	106	152	420	120	180	60	912	100	280	100	120	120
11-30	2,340	4,081	3,572	4,889	5,109	3,284	3,037	4,173	4,343	3,487	3,980	2,824	3,200	3,460
31-60	1,507	2,176	1,300	3,619	2,819	2,561	2,028	1,352	3,197	3,107	2,691	2,395	2,823	2,932
61-90	1,050	1,595	2,241	400	2,133	584	756	3,639	740	2,622	636	2,544	2,717	1,847
91-120	471	1,048	1,861	1,552	520	2,069	1,693	2,717	2,891	616	4,178	2,717	620	1,289
121-180	535	1,005	2,327	2,949	3,286	2,762	2,061	5,185	4,939	5,264	3,337	1,922	2,543	1,733
181-360	590	1,410	3,206	4,090	4,596	4,983	4,425	11,202	10,015	8,227	7,299	7,003	6,542	5,220
>360	1,195	2,240	2,486	3,311	3,113	2,714	2,279	5,279	3,946	2,991	2,118	1,112	332	73

Owners' Alerts

[illegible]

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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	112	121	129	135	143	147	145	171	174	175	176	176	177	181
Insurance	61	70	78	80	51	49	51	86	57	68	67	83	77	86
ACH Billed	3	2	0	2	2	2	2	2	0	2	0	1	1	2
Credit Card Billed	19	1	17	23	21	29	26	25	8	33	12	20	5	32
Paid on Web	14	26	27	30	29	30	34	32	37	23	26	15	17	11