

Management History

Tuesday, December 31, 2024

Friday, January 24, 2025 5:41:35PM

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L003 - Maxwell Self Storage Day Street East (Amer. Mini), 2931 Day Street, Montgomery AL 36108

	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	729	781	1,038	912	918	751	1,304	862	1,274	1,737	976	742	1,163	1,273
ACH Debit	455	475	455	455	455	455	423	482	462	522	447	427	417	364
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	9,708	7,344	9,560	11,240	10,438	11,947	9,327	9,254	10,112	9,924	9,169	9,711	9,665	11,284
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	10,892	8,600	11,053	12,607	11,811	13,153	11,054	10,598	11,848	12,183	10,592	10,880	11,245	12,920
Payment Receipts														
Rent	8,966	7,568	9,447	10,980	9,935	11,244	8,726	8,663	9,474	9,713	8,750	8,938	9,259	10,413
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	1,080	376	724	452	995	783	1,105	712	898	1,142	380	420	360	728
NSF Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin Fee	25	0	75	50	5	50	50	55	100	0	0	75	40	80
Insurance	821	656	741	1,078	877	1,045	1,124	1,114	1,332	1,323	1,447	1,338	1,566	1,689
Other	0	0	60	45	0	30	25	10	0	5	15	0	20	0
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	10
Merchandise	0	0	0	0	0	0	20	40	40	0	0	100	0	0
Tax 1	0	0	6	4	0	2	4	4	4	0	0	10	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	10,892	8,600	11,053	12,607	11,811	13,153	11,054	10,598	11,848	12,183	10,592	10,880	11,245	12,920
Charges														
Rent	11,396	11,458	11,669	13,072	12,970	13,080	11,159	11,058	11,310	11,322	11,127	10,929	10,941	11,079
Late Fee	2,764	2,020	1,804	1,792	1,540	2,792	2,193	2,260	1,840	1,892	1,864	2,552	1,560	520
Admin Fee	25	0	100	50	5	50	50	80	100	0	0	75	40	80
Merchandise	0	0	0	0	0	0	20	40	40	0	0	100	0	0
Insurance	1,368	807	800	1,560	1,305	1,076	1,094	1,345	1,313	1,440	1,451	1,514	1,568	1,722
Other	8	0	60	89	8	25	38	17	10	705	32	18	20	11
Taxes	0	0	6	8	0	2	4	4	4	0	0	10	0	0
Total	15,561	14,285	14,439	16,570	15,828	17,025	14,557	14,804	14,617	15,359	14,474	15,197	14,129	13,412
Collections														
Prepaid Rent	453	320	455	1,567	306	1,295	395	820	642	873	759	955	943	1,200
Current Rent	7,412	6,868	8,500	9,147	8,864	9,554	7,808	7,659	8,329	8,289	7,621	7,715	8,246	8,825
Past Due Rent	1,101	380	492	266	765	395	523	184	503	551	370	268	70	388
Total	8,966	7,568	9,447	10,980	9,935	11,244	8,726	8,663	9,474	9,713	8,750	8,938	9,259	10,413

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Concessions (Credits Issued to Waive Charges)														
Rent	0	0	100	24	109	25	0	15	0	0	0	0	35	801
Late Fee	344	40	200	110	312	236	368	200	266	190	484	372	300	621
Administrative Fee	0	0	25	0	0	0	0	25	0	0	0	0	0	0
Other	66	10	5	428	16	5	0	25	4	68	12	5	2	15
Tax 1	0	0	0	2	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	410	50	330	564	436	266	368	265	270	258	496	377	337	1,437
Bad Debt Write Offs (Credits Issued to Clear Bad Debt)														
Rent	3,014	1,695	0	13,858	0	0	240	0	252	0	2,432	0	64	0
Late Fee	1,894	572	80	7,216	20	20	352	60	232	0	1,040	0	20	0
Administrative Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	123	74	0	816	0	0	45	0	30	0	89	0	20	0
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	5,031	2,341	80	21,890	20	20	637	60	514	0	3,561	0	104	0
Discounts (Variances from Standard Rates)														
Rent	1,050	941	885	1,232	1,181	1,262	2,692	2,777	2,789	2,927	3,349	4,183	3,827	3,912
Facility														
Occupied	135	143	147	145	171	174	175	176	176	177	181	187	188	189
Vacant	134	126	120	123	97	94	93	92	85	89	83	63	61	13
Unrentable	2	2	4	3	3	3	3	3	9	4	6	20	21	77
Total Units	271	271	271	271	271	271	271	271	270	270	270	270	270	279
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	1	0	4	2	0	2	2	3	4	0	0	3	2	4
Move-Outs	9	4	2	28	3	3	3	3	5	4	6	4	3	2
Net	-8	-4	2	-26	-3	-1	-1	0	-1	-4	-6	-1	-1	2
Occupancy														
Occupied Area	20,750	21,450	21,800	21,300	24,330	24,580	24,780	24,730	24,930	25,130	25,580	26,680	27,030	27,230
Occ % of Total Units	50	53	54	54	63	64	65	65	65	66	67	69	70	68
Occ % of Total Area	56	58	59	58	66	67	67	67	67	68	69	72	73	74

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Rate Analysis														
Gross Potential	20,653	20,653	20,653	20,653	20,653	20,653	20,653	20,653	20,638	20,638	20,638	20,638	20,638	20,868
Gross Unrentable	175	175	305	240	240	240	240	240	675	280	445	1,575	1,640	4,975
Gross Vacant	9,578	9,123	8,758	9,058	7,439	7,269	7,169	7,164	6,629	6,924	6,489	4,824	4,054	849
Gross Occupied	10,900	11,355	11,590	11,355	12,974	13,144	13,244	13,249	13,334	13,434	13,704	14,239	14,944	15,044
Gross Complimentary	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual Occupied Rates	10,805	11,283	11,568	11,378	12,886	12,927	11,063	10,994	11,063	11,190	10,812	10,127	10,875	10,923
Occupied Rate Variance	95	72	22	-23	88	217	2,181	2,255	2,271	2,244	2,892	4,112	4,069	4,121
Effective Rate after Concessions	10,805	11,283	11,468	11,354	12,777	12,902	11,063	10,979	11,063	11,190	10,812	10,127	10,840	10,122
Economic Occupancy (%)	52	55	56	55	62	63	54	53	54	54	52	49	53	52

Unpaid Charges (Current Tenants)

0-10	152	420	120	180	60	912	100	280	100	120	120	260	300	0
11-30	4,889	5,109	3,284	3,037	4,173	4,343	3,487	3,980	2,824	3,200	3,460	3,916	2,306	1,963
31-60	3,619	2,819	2,561	2,028	1,352	3,197	3,107	2,691	2,395	2,823	2,932	780	1,694	1,598
61-90	400	2,133	584	756	3,639	740	2,622	636	2,544	2,717	1,847	1,693	317	1,596
91-120	1,552	520	2,069	1,693	2,717	2,891	616	4,178	2,717	620	1,289	1,527	1,893	887
121-180	2,949	3,286	2,762	2,061	5,185	4,939	5,264	3,337	1,922	2,543	1,733	4,040	3,010	2,406
181-360	4,090	4,596	4,983	4,425	11,202	10,015	8,227	7,299	7,003	6,542	5,220	4,910	3,883	2,504
>360	3,311	3,113	2,714	2,279	5,279	3,946	2,991	2,118	1,112	332	73	0	0	0

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	135	143	147	145	171	174	175	176	176	177	181	187	188	189
Insurance	80	51	49	51	86	57	68	67	83	77	86	82	91	106
ACH Billed	2	2	2	2	2	0	2	0	1	1	2	0	0	0
Credit Card Billed	23	21	29	26	25	8	33	12	20	5	32	36	38	30
Paid on Web	30	29	30	34	32	37	23	26	15	17	11	4	9	6