

# Management History

## Tuesday, December 31, 2024

Friday, January 24, 2025 5:37:44PM

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L002 - Maxwell Self Storage Day Street West (Ace Mini), 3620 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
<b>Deposits</b>														
Cash	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Checks	8,275	11,778	2,959	2,510	4,748	6,591	1,515	1,874	2,779	2,407	3,243	3,822	2,650	3,544
ACH Debit	493	677	850	569	569	569	514	424	584	324	0	199	0	0
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	11,754	13,046	12,192	12,697	13,256	12,768	11,694	11,351	11,249	12,717	11,498	10,225	8,633	8,970
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	20,522	25,501	16,001	15,775	18,573	19,928	13,724	13,648	14,612	15,448	14,741	14,246	11,283	12,514
<b>Payment Receipts</b>														
Rent	18,868	20,133	13,936	13,828	16,360	17,629	11,563	11,233	12,144	12,842	12,016	11,910	9,476	9,742
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	462	808	825	688	825	833	749	638	909	1,003	969	896	425	1,173
NSF Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin Fee	75	175	60	55	75	150	75	324	125	125	100	75	95	70
Insurance	1,112	1,371	1,181	1,194	1,308	1,236	1,322	1,406	1,424	1,477	1,657	1,343	1,287	1,529
Other	5	15	0	10	5	55	15	25	10	0	0	0	0	0
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security Deposit	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0
Merchandise	0	0	0	0	0	20	0	20	0	0	0	20	0	0
Tax 1	0	0	0	0	0	6	0	2	0	0	0	2	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	20,522	25,501	16,001	15,775	18,573	19,928	13,724	13,648	14,612	15,448	14,741	14,246	11,283	12,514
<b>Charges</b>														
Rent	18,347	24,206	15,104	16,277	19,467	19,241	14,744	13,714	13,294	13,536	13,588	11,224	11,108	11,006
Late Fee	1,508	1,132	2,032	1,780	1,580	2,792	2,212	2,344	1,648	1,580	1,988	1,724	1,428	1,596
Admin Fee	50	225	85	80	125	150	75	349	125	175	125	75	95	70
Merchandise	0	0	0	0	0	20	0	20	0	0	0	20	0	0
Insurance	1,769	1,230	1,195	1,875	1,654	1,272	1,405	1,440	1,501	1,691	1,676	1,325	1,457	1,501
Other	10	3,092	35	50	35	55	15	44	25	80	52	1	6	38
Taxes	0	0	0	0	0	6	0	2	0	0	0	2	0	0
Total	21,684	29,884	18,451	20,062	22,860	23,535	18,451	17,913	16,592	17,062	17,429	14,371	14,094	14,211
<b>Collections</b>														
Prepaid Rent	3,712	876	1,495	767	997	1,069	1,195	961	1,156	2,168	1,415	2,296	712	891
Current Rent	14,596	17,687	11,722	12,034	14,874	15,084	9,796	9,959	10,473	9,800	10,000	8,835	8,356	8,345
Past Due Rent	560	1,570	718	1,027	489	1,476	572	313	516	875	601	779	408	506
Total	18,868	20,133	13,936	13,828	16,360	17,629	11,563	11,233	12,144	12,842	12,016	11,910	9,476	9,742

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<b>Concessions (Credits Issued to Waive Charges)</b>														
Rent	61	3,067	0	45	0	140	29	25	30	227	95	0	55	500
Late Fee	236	312	296	216	332	637	220	566	120	236	260	456	536	1,564
Administrative Fee	0	25	25	25	0	0	0	0	0	50	0	0	0	0
Other	16	37	2	383	3	31	36	2	0	131	0	2	20	60
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	313	3,441	322	669	335	808	285	593	150	644	355	458	611	2,124
<b>Bad Debt Write Offs (Credits Issued to Clear Bad Debt)</b>														
Rent	195	650	31	8,092	65	0	1,710	200	30	245	45	0	0	0
Late Fee	136	432	40	4,734	20	20	1,328	20	60	136	40	116	0	20
Administrative Fee	0	0	25	35	25	0	0	25	0	25	0	0	0	0
Other	19	20	15	558	0	0	121	0	0	13	15	15	0	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	350	1,102	111	13,418	110	20	3,159	245	90	418	100	131	0	20
<b>Discounts (Variances from Standard Rates)</b>														
Rent	430	590	570	668	594	1,031	1,615	1,968	1,976	1,841	1,907	3,476	3,208	3,129
<b>Facility</b>														
Occupied	174	174	168	168	185	187	188	195	188	187	187	190	188	187
Vacant	73	73	69	69	52	48	48	47	32	31	32	25	30	31
Unrentable	1	1	11	11	12	13	12	6	3	5	4	8	5	7
Total Units	248	248	248	248	249	248	248	248	223	223	223	223	223	225
Total Area	101,941	101,941	101,941	101,941	122,941	101,941	101,941	101,941	35,896	35,996	35,996	35,996	35,746	35,696
<b>Activity</b>														
Move-Ins	2	9	3	3	5	7	4	14	5	7	5	3	5	7
Move-Outs	2	3	3	20	7	8	11	7	4	7	8	1	4	3
Net	0	6	0	-17	-2	-1	-7	7	1	0	-3	2	1	4
<b>Occupancy</b>														
Occupied Area	60,607	60,557	25,182	24,932	26,982	62,207	27,182	27,432	26,862	26,812	26,462	27,446	26,746	26,396
Occ % of Total Units	70	70	68	68	74	75	76	79	84	84	84	85	84	83
Occ % of Total Area	59	59	25	24	22	61	27	27	75	74	74	76	75	74

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<b>Rate Analysis</b>														
Gross Potential	27,085	27,085	27,085	27,085	28,410	26,910	26,910	26,910	18,459	18,479	18,479	18,479	18,624	18,394
Gross Unrentable	65	65	575	575	675	740	700	315	195	515	450	780	550	340
Gross Vacant	9,585	9,610	12,395	12,490	12,690	7,965	11,020	11,655	3,769	3,509	3,719	2,969	3,659	3,799
Gross Occupied	17,435	17,410	14,115	14,020	15,045	18,205	15,190	14,940	14,495	14,455	14,310	14,730	14,415	14,255
Gross Complimentary	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Actual Occupied Rates	18,321	18,012	14,951	14,986	16,138	18,920	14,450	13,311	13,250	13,255	13,200	11,225	10,945	10,883
Occupied Rate Variance	-886	-602	-836	-966	-1,093	-715	740	1,629	1,245	1,200	1,110	3,505	3,470	3,372
Effective Rate after Concessions	18,260	14,945	14,951	14,941	16,138	18,780	14,421	13,286	13,220	13,028	13,105	11,225	10,890	10,383
Economic Occupancy (%)	68	67	55	55	57	70	54	49	72	72	71	61	59	59

Unpaid Charges (Current Tenants)

-10	304	87	476	176	121	532	1,045	261	220	60	288	11	220	0
11-30	3,772	3,246	3,320	3,351	4,520	4,179	3,664	3,235	2,658	2,135	2,638	2,439	1,978	1,917
31-60	2,548	2,667	2,882	2,699	1,349	3,080	2,404	2,282	1,522	1,649	1,675	429	935	1,309
61-90	644	2,227	617	758	3,596	844	1,625	496	1,331	1,231	929	923	580	956
91-120	2,159	511	2,348	1,671	2,435	1,774	320	2,309	1,212	260	790	1,058	1,195	532
121-180	4,360	3,644	2,654	1,793	3,273	2,467	2,178	1,472	1,109	1,907	1,628	2,240	1,831	1,126
181-360	3,866	2,511	2,032	1,685	5,389	5,040	4,710	5,329	4,601	3,545	2,390	1,330	559	92
>360	1,138	978	964	607	2,023	1,279	559	148	27	25	0	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	174	174	168	168	185	187	188	195	188	187	187	190	188	187
Insurance	104	75	67	71	106	72	82	84	90	88	101	97	77	90
ACH Billed	4	5	3	3	3	2	3	4	4	2	0	2	0	0
Credit Card Billed	43	41	17	43	46	46	46	47	45	0	4	45	40	10
Paid on Web	23	22	19	16	22	22	21	21	18	20	19	13	8	7