

Management Summary

Wednesday, March 26, 2025

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

TEL: (334) 490-4700

				As of Wednesday, March 26, 2025						
	From	Daily	Month-To-Date	Fiscal YTD	Occupancy	Units	%Units	Area	%Area	
	To	Mar-26-2025	Mar-01-2025	Jan-01-2025	Occupied	112	41.3 %	17,650	47.8%	
		Mar-26-2025	Mar-26-2025	Mar-26-2025	Vacant*	152	56.1 %	18,560	50.2%	
					Unrentable	7	2.6 %	750	2.0%	
					Complimentary	0		0		
Deposits					Total	271	100.0 %	36,960	100.0%	
Cash		0.00	0.00	0.00	Waiting List	1	Autobilled**	34		
Check		0.00	1,145.00	2,137.00	Overlocked**	21	Insurance**	61	Per Area	
ACH Debit		0.00	515.00	1,465.00	Gross Potential Rates ¹		20,653	100.0 %	0.56	
Debit Card		0.00	0.00	0.00	Gross Unrentable Unit Rates		450	2.2%	0.60	
Charge Card		0.00	9,719.20	30,481.50	Gross Vacant Unit Rates		11,048	53.5 %	0.60	
SubTotal		0.00	11,379.20	34,083.50	Gross Occupied Unit Rates		9,155	44.3 %	0.52	
Misc Deposit		0.00	0.00	0.00	Gross Complimentary Unit Rates		0	0.0%	0.00	
Total		0.00	11,379.20	34,083.50	Actual Occupied Unit Rates ²		9,220	44.6 %	0.52	
Payment Receipts					Occupied Rate Variance		-65	-0.3%	0.00	
(Note: Receipts will only match deposits made within the same period.					Effective Rate after Concessions ³		9,220	44.6 %	0.52	
Deposits are based on fiscal dates. Receipts are calendar based.)					Unpaid Charges (Current tenants)					
Rent		0.00	9,055.25	27,363.54	Days	Amount	Units	%Units	%GrossPot	%Actual
Recurring		0.00	0.00	0.00	0-10	140.00	0	0.0	0.7	1.5
Late Fee		0.00	1,313.04	3,736.16	11-30	2,340.00	10	8.9	11.3	25.4
NSF Fee		0.00	0.00	0.00	31-60	1,507.00	1	0.9	7.3	16.3
Admin Fee		0.00	0.00	49.90	61-90	1,049.66	6	5.4	5.1	11.4
Insurance		0.00	1,010.91	2,889.95	91-120	471.31	1	0.9	2.3	5.1
Other		0.00	0.00	39.95	121-180	535.00	2	1.8	2.6	5.8
Misc Deposit		0.00	0.00	0.00	181-360	589.61	0	0.0	2.9	6.4
Security Deposit		0.00	0.00	0.00	>360	1,195.35	1	0.9	5.8	13.0
Merchandise		0.00	0.00	0.00	Total	7,827.93	21	18.7	37.9	84.9
Tax 1		0.00	0.00	4.00	Delinquency (Current tenants >30 days)					
Tax 2		0.00	0.00	0.00	Rent	3,695.13	11	9.8	17.9	40.1
Total		0.00	11,379.20	34,083.50	Other	1,652.80	0	0.0	0.0	0.0
Collections (Receipts collected towards rent and late fees.)					Taxes	0.00	0	0.0	0.0	0.0
Prepaid Rent		0.00	698.00		Total	5,347.93				
Current Rent		0.00	6,776.00		Liabilities					
Past Due Rent		0.00	1,581.25			Units	Amount			
Total		0.00	9,055.25		Prepaid Rent	5	713.16			
Current Late Fee		0.00	680.00		Prepaid Insurance	3	110.00			
Past Due Late Fee		0.00	633.04		Prepaid Recurring Charges	0	0.00			
Total		0.00	1,313.04		Security Deposits (Cash)	0	0.00			
NSF Reversals					Rent Last Change					
		0	0	0		Units	Rent Variances	Units		
Total		0.00	0.00	39.95	0 - 6 Months	4	< 0%	56		
Concessions (Credits Issued)					6 - 12 Months	106	0 - 15%	36		
Rent		0.00	0.00	52.00	12 - 18 Months	1	15 - 30%	8		
Rent (Bad Debt)		0.00	4,116.80	11,732.32	18 - 24 Months	0	30 - 50%	9		
Late Fees		0.00	2,540.00	5,887.88	> 24 Months	1	> 50%	3		
Taxes		0.00	0.00	4.00	Total	112	Total	112		
Other		0.00	752.48	1,677.54	Owners' Alert					
Total		0.00	7,409.28	19,353.74		Total	Tenants			
Discounts (Variances from standard rates.)					Standard rates unchanged > 360 days	269	Occupied	112		
Rent (Expiring)		0.00	0.00	0.00	Tenants rates unchanged > 360 days	2	Insurance	61	54%	
Rent (Non-Expiring)		0.00	830.00	2,700.25	Days with payments and no daily close	0	ACH Billed	3	3%	
Bad Debts					Backdated payments	0	Creditcard	23	21%	
		0.00	0.00	0.00	Backdated charges	0	Paid Online	14	13%	
Activity					Deleted payments	0				
Move-Ins		0	0	2	Deleted charges	2				
Insurance		0	0	5	Deleted units	0	Insurance			
Move-Outs		0	9	25	Unit size changes	0	Premiums	1,070.00		
Transfers		0	0	1	Program defaults changes	0	Coverage	159,000.00		
Rented Area Increase		0	-900	-3,100	Report Explanation					
Collection Notes		0	1	20	(*) Vacancies do not include unrentable units.					
Auctions		0	0	0	(**) Reported values reflect the current tenant status.					
Leads					(1) Gross Pot. Rent = sum of Std.Rental Rates as of the report date					
SpareFoot Leads		0	2	3	(2) Actual Occ Rate = sum of actual rental rates for occupied units					
Phone Leads		0	0	0	(3) Effective Rate = Actual Occupied Rate - Credits Issued (Rent) - Expiring Discounts					
Web Leads		0	0	9	(4) Leads Converted is a count of unique tenant move-ins					
Walk-In Leads		0	0	0						
Leads Converted		0	0	2						