

Occupancy Statistics

Monday, September 30, 2024

L019 - Austin Road Self Storage, 183 S Austin Road, Manteca CA 95336 TEL: 209-884-0887

Unit Type: Drive-Up

Size	Area	Units				Monthly Rent							Occupancy				Economic		
		Total Area	Occupied	Vacant	Unrentable	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Occupancy			
0x0	0.0	0.0	0	0	22	0.00	0	0	0	0	0	0	0	0	0	0.0%	0.0%	0.0%	
5x10	50.0	3,600.0	49	22	1	95.00	6,840	4,655	4,037	2,090	619	0	0	0	86.7%	68.1%	68.1%	59.0%	
10x10	100.0	14,700.0	122	23	2	119.00	17,493	14,518	14,576	2,737	-58	0	0	100.4%	83.0%	83.0%	83.3%		
10x15	150.0	10,500.0	63	6	1	198.00	13,860	12,474	11,129	1,188	949	396	0	89.2%	90.0%	90.0%	80.3%		
10x20	200.0	7,000.0	33	0	2	235.00	8,225	7,755	7,558	0	197	0	0	97.5%	94.3%	94.3%	91.9%		
10x25	250.0	2,250.0	7	2	0	325.00	2,925	2,275	2,108	650	168	0	0	92.6%	77.8%	77.8%	72.1%		
10x30	300.0	2,700.0	9	0	0	365.00	3,285	3,285	3,114	0	171	0	0	94.8%	100.0%	100.0%	94.8%		
20x15	300.0	900.0	2	0	1	370.00	1,110	740	575	0	165	0	0	77.7%	66.7%	66.7%	51.8%		
30x10	300.0	3,000.0	7	2	1	330.00	3,300	2,310	2,235	660	75	0	0	96.8%	70.0%	70.0%	67.7%		
30x20	600.0	600.0	1	0	0	710.00	710	710	720	0	-10	0	0	101.4%	100.0%	100.0%	101.4%		
		45,250.0	293	55	30	378	57,748	48,722	46,051	7,325	2,275	396	0	94.5%	77.5%	85.0%	79.7%		
		Occupied Area		38,450.0		Average Area/Unit		131.2		Vacant Unrentable		46.7		Total		119.7			
		Vacant Area		5,400.0		Average Rent/Unit		157.17		133.18		56.70		Total		152.77			
		Unrentable Area		1,400.0		Average Rent/Area		1.20		1.36		1.22		Total		1.28			

Unit Type: Drive-Up (Premium)

Size	Area	Units				Monthly Rent							Occupancy				Economic		
		Total Area	Occupied	Vacant	Unrentable	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Occupancy			
10x20	200.0	2,800.0	13	1	0	235.00	3,290	3,055	3,370	235	-315	0	0	110.3%	92.9%	92.9%	102.4%		
		2,800.0	13	1	0	14	3,290	3,055	3,370	235	-315	0	0	110.3%	92.9%	92.9%	102.4%		
		Occupied Area		2,600.0		Average Area/Unit		200.0		Vacant Unrentable		0.0		Total		200.0			
		Vacant Area		200.0		Average Rent/Unit		259.19		235.00		0.00		Total		235.00			
		Unrentable Area		0.0		Average Rent/Area		1.30		1.18		0.00		Total		1.18			

Occupancy Statistics

Monday, September 30, 2024

L019 - Austin Road Self Storage, 183 S Austin Road, Manteca CA 95336

TEL: 209-884-0887

Current Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Occupied Units	11	20	17	66	81	108	6	0
Percentage of Occupied Units	3.5	6.5	5.5	21.3	26.2	34.9	1.9	0.0
Average Rent/Unit	206.09	160.75	176.82	167.35	171.04	168.64	139.50	0.00
Average ArealUnit	168.2	130.0	138.2	137.1	137.0	130.6	100.0	0.0

Past Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Occupied Units	0	3	2	25	71	231	52	0
Percentage of Occupied Units	0.0	0.8	0.5	6.5	18.5	60.1	13.5	0.0
Average Rent/Unit	0.00	119.00	146.50	190.92	143.58	178.47	156.38	0.00
Average ArealUnit	0.0	100.0	100.0	156.0	111.3	139.0	122.1	0.0

Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
Total	48,650.0	309	56	30	395	% of Total	Per Area	61,698	52,437	49,934	7,560	2,107	396	95.2%	78.2%	85.6%	80.9%
											Occupied	Vacant	Unrentable		Total		
											309	56	30		395		
											78.2%	14.2%	7.6%		100.0%		
											41,650.0	5,600.0	1,400.0		48,650.0		
											85.6%	11.5%	2.9%		100.0%		
											52,437.00	7,560.00	1,701.00		61,698.00		
											85.0%	12.3%	2.8%		100.0%		
											134.79	100.0	46.7		123.2		
											161.60	135.00	56.70		156.20		
											1.20	1.35	1.22		1.27		

Explanation

Rental rates and vacancies represent a snapshot of this site as of the report date.
All standard rates are monthly.

- (1) Gross Potential Rates = Snapshot of standard rates of all units, including unrentable
- (2) Complimentary Units are occupied with rental rate 0.
- (3) Actual Occupied Rates = the tenants' rental rates, excluding complimentary units
- (4) Occupied Rate Variance = the difference between standard and rental rates, excluding complimentary units

VACC - Vacancy Cost = Gross Vacant Unit Rates
VARC - Cost of Rental Rate Variance (excluding complimentary units)
VCOMP - Cost of Complimentary Units Occupancy

Income - Actual occupied rates as a % of the Gross Occupied Rates
Economic Occupancy - Actual occupied rates as a % of the Gross Potential Rates

Occupied History

Monday, September 30, 2024

L019 - Austin Road Self Storage, 183 S Austin Road, Manteca CA 95336 TEL: 209-884-0887

Total Occupied as of the End of Each Month

Unit Type: Drive-Up

Size	Area	Total Units	Occupied	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024	Jan 2024	Dec 2023	Nov 2023	Oct 2023	Sep 2023	Aug 2023
0.0x0.0	0.0	22	0.0 %	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5.0x10.0	50.0	72	68.1 %	49	49	53	58	59	59	61	62	65	64	60	58	48	40
10.0x10.0	100.0	147	83.0 %	122	121	118	121	114	99	88	81	82	73	74	69	68	61
10.0x15.0	150.0	70	90.0 %	63	64	61	56	55	46	41	39	38	39	44	40	41	34
10.0x20.0	200.0	35	94.3 %	33	30	31	31	33	32	31	28	29	30	31	29	33	33
10.0x25.0	250.0	9	77.8 %	7	8	9	9	9	9	9	9	9	9	9	8	9	7
10.0x30.0	300.0	9	100.0 %	9	9	9	8	9	9	9	9	9	9	8	9	8	8
20.0x15.0	300.0	3	66.7 %	2	2	2	2	2	2	3	3	3	3	2	1	1	0
30.0x10.0	300.0	10	70.0 %	7	7	8	8	6	4	2	0	0	0	0	0	0	0
30.0x20.0	600.0	1	100.0 %	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		378	77.5 %	293	291	292	294	288	261	245	232	236	228	229	215	209	184

Unit Type: Drive-Up (Premium)

Size	Area	Total Units	Occupied	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024	Jan 2024	Dec 2023	Nov 2023	Oct 2023	Sep 2023	Aug 2023
10.0x20.0	200.0	14	92.9 %	13	13	13	14	14	14	14	13	10	8	8	5	6	4
		14	92.9 %	13	13	13	14	14	14	14	13	10	8	8	5	6	4

Unit Type: Parking

Size	Area	Total Units	Occupied	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024	Jan 2024	Dec 2023	Nov 2023	Oct 2023	Sep 2023	Aug 2023
10.0x20.0	200.0	3	100.0 %	3	3	3	3	3	3	3	2	3	3	3	3	2	2
		3	100.0 %	3	3	3	3	3	3	3	2	3	3	3	3	2	2

Total		395	78.2 %	309	307	308	311	305	278	262	247	249	239	240	223	217	190
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	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024	Jan 2024	Dec 2023	Nov 2023	Oct 2023	Sep 2023	Aug 2023
Occupied: Start of Month	307	308	311	305	278	262	247	249	239	240	223	217	190	168
Rented During Month	11	18	17	25	34	30	27	17	15	12	36	25	38	40
Vacated During Month	9	19	20	19	7	14	12	19	5	13	19	19	11	18
Net Change	2	-1	-3	6	27	16	15	-2	10	-1	17	6	27	22
Occupied: End of Month	309	307	308	311	305	278	262	247	249	239	240	223	217	190

Explanation

- (1) Total Units include rentable and unrentable units as of the report date.
- (2) Move-Ins and Move-Outs do not include transfers.

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Austin Road Self Storage (austinrd)

Balance Sheet

Period = Aug 2024

Book = Accrual

		Current Balance
1000-000	ASSETS	
1100-000	CASH	
1111-000	Cash - Operating	50,522.81
1141-000	Late2Lien Deposit Account	300.00
1299-999	TOTAL CASH	<u>50,822.81</u>
1300-000	CURRENT ASSETS	
1336-020	Prepaid Worker Comp Ins	1,264.31
1499-999	TOTAL CURRENT ASSETS	<u>1,264.31</u>
1999-999	TOTAL ASSETS	<u>52,087.12</u>
2000-000	CURRENT LIABILITIES	
2110-000	Accounts Payable	4,186.06
2230-000	Deferred Income	8,131.40
2270-000	Sales Tax Payable	18.08
2293-001	Tenant Collected Donations	59.05
2999-999	TOTAL CURRENT LIABILITIES	<u>12,394.59</u>
3000-000	MEMBERS EQUITY	
3072-100	Distribution - Austin Self Storage	-232,000.00
3990-000	Current Year Earnings	271,692.53
3998-999	TOTAL MEMBERS EQUITY	<u>39,692.53</u>
3999-999	TOTAL LIABILITY & EQUITY	<u>52,087.12</u>

Austin Road Self Storage (austinrd)

Statement (12 months)

Period = Dec 2023-Aug 2024

Book = Accrual

	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Total
5383-000 Security	0.00	0.00	0.00	224.05	0.00	0.00	0.00	0.00	0.00	224.05
5385-000 Tech Support	0.00	93.00	123.00	0.00	0.00	369.48	0.00	0.00	369.48	954.96
5400-000 Uniform Expense	0.00	474.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	474.86
5599-999 TOTAL OPERATING EXPENSE	7,076.18	8,697.50	8,274.24	7,914.94	8,362.40	8,762.92	8,855.15	10,674.96	9,977.69	78,595.98
5600-000 INSURANCE / TAX										
5640-000 Employment Liability	0.00	0.00	0.00	0.00	0.00	0.00	219.42	0.00	0.00	219.42
5641-000 Errors & Omissions Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174.53	0.00	174.53
5700-000 Sales Tax	0.00	39.23	0.00	0.00	0.07	0.00	0.00	0.54	0.00	39.84
5710-000 Workers Compensation	0.00	0.00	0.00	1,682.41	180.00	180.00	180.00	180.00	180.00	2,582.41
5799-999 TOTAL INSUR/TAX EXPENSE	0.00	39.23	0.00	1,682.41	180.07	180.00	399.42	355.07	180.00	3,016.20
5800-000 UTILITIES										
5820-000 Electricity	0.00	0.00	0.00	940.64	772.66	747.02	797.58	784.92	763.06	4,805.88
5840-000 Internet	17.26	0.00	142.48	69.03	73.45	73.32	77.74	73.32	73.45	600.05
5880-000 Telephone	40.28	0.00	61.84	30.92	30.92	30.92	30.92	30.92	30.92	287.64
5890-000 Trash	0.00	0.00	242.87	212.87	212.87	212.87	212.87	212.87	212.87	1,520.09
5895-000 Water	0.00	0.00	103.14	99.39	94.75	97.94	95.37	99.70	96.19	686.48
5899-999 TOTAL UTILITIES	57.54	0.00	550.33	1,352.85	1,184.65	1,162.07	1,214.48	1,201.73	1,176.49	7,900.14
5998-999 TOTAL OPERATING EXPENSES	7,133.72	8,736.73	8,824.57	10,950.20	9,727.12	10,104.99	10,469.05	12,231.76	11,334.18	89,512.32
5999-999 NET OPERATING INCOME	28,864.53	30,515.38	34,626.61	31,530.30	32,267.69	37,145.80	36,780.41	36,144.43	38,506.47	306,381.62
6000-000 GENERAL & ADMINISTRATION										
6100-000 PAYROLL										
6153-000 Benefit Service Fee	0.00	0.00	0.00	0.00	0.00	20.00	3.00	2.00	1.00	26.00

Austin Road Self Storage (auslrrd)

Statement (12 months)

Period = Dec 2023-Aug 2024

		Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Total
6190-000	Recruiting Expense	209.77	0.00	0.00	307.78	0.00	0.00	0.00	456.33	0.00	973.88
6191-000	Staff Development/Training	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
6299-999	TOTAL PAYROLL	209.77	0.00	60.00	307.78	0.00	20.00	3.00	458.33	1.00	1,059.88
6400-000	OTHER G&A										
6420-000	Advertising & Promotion	0.00	0.00	0.00	184.00	0.00	0.00	0.00	0.00	0.00	184.00
6470-000	Bank Fees	30.00	-25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00
6490-000	Computer	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	75.00
6540-000	Credit Card Fees	0.00	588.73	678.48	700.97	730.21	691.29	770.85	855.83	827.52	5,843.88
6600-000	Marketing	98.71	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	118.71
6620-000	Mileage	40.81	0.00	0.00	147.80	100.50	75.04	272.02	0.00	77.72	713.89
6650-000	Office Supplies	323.67	63.25	84.19	154.50	49.35	0.00	0.00	0.00	0.00	674.96
6720-000	Software	707.59	327.11	327.11	327.11	327.11	327.11	327.11	327.11	327.11	3,324.47
6780-000	Web Hosting & Domains	1,049.00	3,371.75	2,074.55	2,699.00	2,699.00	2,699.00	2,699.00	2,699.00	2,699.00	22,689.30
6899-999	TOTAL OTHER G&A	2,249.78	4,325.84	3,164.33	4,233.38	3,981.17	3,792.44	4,068.98	3,881.94	3,931.35	33,629.21
6999-999	TOTAL G&A ADMIN EXPENSES	2,459.55	4,325.84	3,224.33	4,541.16	3,981.17	3,812.44	4,071.98	4,340.27	3,932.35	34,689.09
7999-999	NET INCOME (LOSS) BEFORE DEPR/AMRT	26,404.98	26,189.54	31,402.28	26,989.14	28,286.52	33,333.36	32,708.43	31,804.16	34,574.12	271,692.53
9998-999	NET INCOME (LOSS)	26,404.98	26,189.54	31,402.28	26,989.14	28,286.52	33,333.36	32,708.43	31,804.16	34,574.12	271,692.53

Price List

Monday, September 30, 2024

L019 - Austin Road Self Storage, 183 S Austin Road, Manteca CA 95336 TEL: 209-884-0887

Type: Drive-Up	Monthly						Weekly			Units		
Size	Area	Push Rate	Web Rate	Rate	Tax	Total	Rate	Tax	Total	Total	Occupied	Vacant
5x10	50.0		95.00	95.00		95.00	21.92		21.92	71	49	22
10x10	100.0		119.00	119.00		119.00	27.46		27.46	145	122	23
10x15	150.0		198.00	198.00		198.00	45.69		45.69	69	63	6
10x20	200.0		235.00	235.00		235.00	54.23		54.23	33	33	0
10x25	250.0		325.00	325.00		325.00	75.00		75.00	9	7	2
10x30	300.0		365.00	365.00		365.00	84.23		84.23	9	9	0
20x15	300.0		370.00	370.00		370.00	85.38		85.38	2	2	0
30x10	300.0		330.00	330.00		330.00	76.15		76.15	9	7	2
30x20	600.0		710.00	710.00		710.00	163.85		163.85	1	1	0
Subtotal	9									348	293	55

Type: Drive-Up (Premium)	Monthly						Weekly			Units		
Size	Area	Push Rate	Web Rate	Rate	Tax	Total	Rate	Tax	Total	Total	Occupied	Vacant
10x20	200.0		235.00	235.00		235.00	54.23		54.23	14	13	1
Subtotal	1									14	13	1

Type: Parking	Monthly						Weekly			Units		
Size	Area	Push Rate	Web Rate	Rate	Tax	Total	Rate	Tax	Total	Total	Occupied	Vacant
10x20	200.0		220.00	220.00		220.00	50.77		50.77	3	3	0
Subtotal	1									3	3	0

Total	11									365	309	56
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Explanation

- 1) Unrentable units are not included.
- 2) The Push Rate is a suggested monthly rent. The Push Rate field is a revenue management option that will only show if this feature is set up from the SiteLink Checklist.
- 3) When the standard rate is displayed, the tax rate and total is calculated from the standard rate.
- 4) The Web Rate is an online rental rate usable through the API.
It can be setup by unit or unit group from the Modify Units or Batch Edit Web Rates screens.

Vacant Units

Monday, September 30, 2024

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L019 - Austin Road Self Storage, 183 S Austin Road, Manteca CA 95336 TEL: 209-884-0887

Type	Size	Area	Power	Climate	Alarm	Inside	Floor	Push Rate	Pushrate + Tax	Rate	Rate + Tax	Pro Rate	Prorata + Tax	Number Available
Drive-Up	5x10	50.0					1			95.00	95.00	3.17	3.17	22
D207, D233, F289, F292, F294, F295, G254(2 doors - on...), H099, H101, H102, H122(2 doors - on...), I087, J307, J308, J309, J331, J332, J333, K134, K135, K151, K154														
Drive-Up	10x10	100.0					1			119.00	119.00	3.97	3.97	23
D212, E035, E063(Standish, Delores 9/28/2024), G277, G279, J328, L356, L358, L361, L362, L363, L364, L365, L366, L367, L368, L369, L370, L371, L372, L373, L374, L375														
Drive-Up	10x15	150.0					1			198.00	198.00	6.60	6.60	6
B176, B192, C381, C386, C389, C390														
Drive-Up	10x25	250.0					1			325.00	325.00	10.83	10.83	2
F285, F288														
Drive-Up	30x10	300.0					1			330.00	330.00	11.00	11.00	2
0J321, 0J337														
Drive-Up (Premium)	10x20	200.0					1			235.00	235.00	7.83	7.83	1
K147														

Explanation

- 1) Unrentable units are not included.
- 2) Up to the first 10 characters of unit notes are included in parenthesis.
- 3) (name/date) Indicates a reservation exists for this unit.
- 4) Units with future move-ins are not included.
- 5) Prepayment and Non-MoveIn discounts are not shown

Vacant Units

Monday, September 30, 2024

L019 - Austin Road Self Storage, 183 S Austin Road, Manteca CA 95336 TEL: 209-884-0887

Type	Size	Area	Power	Climate	Alarm	Inside	Floor	Push Rate	Pushrate + Tax	Rate	Rate + Tax	Pro Rate	Prorate + Tax	Number Available
Drive-Up	5x10	50.0					1			95.00	95.00	3.17	3.17	22
	D207, D233, F289, F292, F294, F295, G254(2 doors - on...), 1, K154													
	H099, H101, H101, H102, H122(2 doors - on...), 1087, J307, J308, J309, J331, J332, J333, K134, K135, K15													
Drive-Up	10x10	100.0					1			119.00	119.00	3.97	3.97	23
	D212, E035, E063(Standish, Delores 9/28/2024), L374, L375													
	G277, G279, J328, L356, L358, L361, L362, L363, L364, L365, L366, L367, L368, L369, L370, L371, L372, L373,													
Drive-Up	10x15	150.0					1			198.00	198.00	6.60	6.60	6
	B176, B192, C381, C386, C389, C390													
Drive-Up	10x25	250.0					1			325.00	325.00	10.83	10.83	2
	F285, F288													
Drive-Up	30x10	300.0					1			330.00	330.00	11.00	11.00	2
	0J321, 0J337													
Drive-Up (Premium)	10x20	200.0					1			235.00	235.00	7.83	7.83	1
	K147													

Explanation

- 1) Unrentable units are not included.
- 2) Up to the first 10 characters of unit notes are included in parenthesis.
- 3) (name/date) indicates a reservation exists for this unit.
- 4) Units with future move-ins are not included.
- 5) Prepayment and Non-Move-in discounts are not shown