Management Summary
Saturday, August 31, 2024
L019 - Austin Road Self Storage, 183 S Austin Road, Manteca CA 95336   TEL: 209-884-0887

		Daily	Month-To-Date	Fiscal YTD
	From	Aug-31-2024	Aug-01-2024	Jan-01-2024
	To	Aug-31-2024	Aug-31-2024	Aug-31-2024
Deposits				
Cash		0.00	5,542.87	34,342.02
Check		254.50	1,111.00	6,441.98
ACH Debit		0.00	0.00	0.00
Debit Card		0.00	0.00	0.00
Charge Card		534.55	48,392.54	331,441.88
	SubTotal	789.05	55,046.41	372,225.88
	Misc Deposit	0.00	0.00	0.00
	Total	789.05	55,046.41	372,225.88

Payment Receipts

(Note: Receipts will only match deposits made within the same period. Deposits are based on fiscal dates. Receipts are calendar based.)

	Daily	Month-To-Date	Fiscal YTD
Rent	755.05	48,897.11	331,358.14
Recurring	0.00	0.00	6.00
Late Fee	0.00	949.63	6,314.10
NSF Fee	0.00	0.00	0.00
Admin Fee	0.00	425.00	4,454.05
Insurance	34.00	3,946.23	24,097.71
Other	0.00	664.00	3,936.00
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	151.92	1,903.02
Tax 1	0.00	12.52	156.86
Tax 2	0.00	0.00	0.00
Total	789.05	55,046.41	372,225.88

Collections   (Receipts collected towards rent and late fees.)

	Daily	Month-To-Date	
Prepaid Rent	751.50	7,656.90	
Current Rent	3.55	40,448.21	
Past Due Rent	0.00	792.00	
Total	755.05	48,897.11	
Current Late Fee	0.00	659.63	
Past Due Late Fee	0.00	290.00	
Total	0.00	949.63	

NSF Reversals

	Daily	Month-To-Date	Fiscal YTD
	0	0	3
Total	0.00	0.00	905.82

Concessions   (Credits Issued)

	Daily	Month-To-Date	Fiscal YTD
Rent	0.00	279.00	3,054.95
Rent (Bad Debt)	0.00	905.50	7,693.32
Late Fees	0.00	567.87	3,061.08
Taxes	0.00	0.00	0.99
Other	0.00	192.26	1,837.12
Total	0.00	1,944.63	15,647.46

Discounts   (Variances from standard rates.)

	Daily	Month-To-Date	Fiscal YTD
Rent (Expiring)	0.00	3,604.50	25,126.78
Rent (Non-Expiring)	0.00	3,690.10	25,281.68

Bad Debts

	Daily	Month-To-Date	Fiscal YTD
	0.00	0.00	859.32

Activity

	Daily	Month-To-Date	Fiscal YTD
Move-Ins	0	18	183
Insurance	0	14	160
Move-Outs	4	14	110
Transfers	1	6	29
Rented Area Increase	-650	500	11,050
Collection Notes	8	137	620
Auctions	0	0	0

Leads

	Daily	Month-To-Date	Fiscal YTD
SpareFoot Leads	0	0	26
Phone Leads	0	6	36
Web Leads	0	12	128
Walk-In Leads	0	20	136
Leads Converted	0	18	177

As of Saturday, August 31, 2024

Occupancy	Units	%Units	Area	%Area
Occupied	312	79.0 %	42,050	86.4 %
Vacant*	55	13.9 %	5,450	11.2%
Unrentable	28	7.1%	1,150	2.4%
Complimentary	3		400	
Total	395	100.0 %	48,650	100.0%

	Units		Units	
Waiting List	1	Autobilled**	171	
Overlocked**	7	Insurance**	240	Per Area

	Amount	%GrossPot	Per Area
Gross Potential Rates[1]	61,698	100.0 %	1.27
Gross Unrentable Unit Rates	1,384	2.2%	1.20
Gross Vacant Unit Rates	7,304	11.8%	1.34
Gross Occupied Unit Rates	53,010	85.9%	1.26
Gross Complimentary Unit Rates	515	0.8%	1.29
Actual Occupied Unit Rates[2]	50,237	81.4%	1.19
Occupied Rate Variance	2,773	4.5%	0.05
Effective Rate after Concessions[3]	46,354	75.1%	1.10

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	482.71	1	0.3	0.8	1.0
11-30	2,931.36	8	2.6	4.8	5.8
31-60	912.75	0	0.0	1.5	1.8
61-90	861.50	7	2.2	1.4	1.7
91-120	0.00	0	0.0	0.0	0.0
121-180	0.00	0	0.0	0.0	0.0
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	5,188.32	16	5.1	8.4	10.3

Delinquency (Current tenants >30 days)

	Amount	Units	%Units	%GrossPot	%Actual
Rent	771.50	7	2.2	1.3	1.5
Other	1,002.75	0	0.0	0.0	0.0
Taxes	0.00	0	0.0	0.0	0.0
Total	1,774.25				

Liabilities	Units	Amount
Prepaid Rent	46	8,131.40
Prepaid Insurance	29	420.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

Rent Last Change	Units		Rent Variances	Units
0 - 6 Months	198		< 0%	72
6 - 12 Months	102		0 - 15%	210
12 - 18 Months	11		15 - 30%	8
18 - 24 Months	1		30 - 50%	18
> 24 Months	0		> 50%	4
Total	312		Total	312

Owners' Alert	Total	Tenants		
Standard rates unchanged > 360 days	2	Occupied	312	
Tenants rates unchanged > 360 days	10	Insurance	240	77%
Days with payments and no daily close	0	ACH Billed	0	0%
Backdated payments	0	Creditcard	132	42%
Backdated charges	0	Paid Online	62	20%
Deleted payments	2			
Deleted charges	4			
Deleted units	0	Insurance		
Unit size changes	0	Premiums	3,800.00	
Program defaults changes	0	Coverage	676,000.00	

Report Explanation

(*) Vacancies do not include unrentable units.

(**) Reported values reflect the current tenant status.

(1) Gross Pot. Rent = sum of Std.Rental Rates as of the report date

(2) Actual Occ Rate = sum of actual rental rates for occupied units

(3) Effective Rate = Actual Occupied Rate - Credits Issued (Rent) -
- Expiring Discounts

(4) Leads Converted is a count of unique tenant move-ins