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

Units							Monthly Rent							Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
0x0	0.0	0.0	0	0	22	22	0.00	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
5x10	50.0	3,600.0	49	22	1	72	95.00	6,840	4,655	4,037	2,090	619	0	86.7%	68.1%	68.1%	59.0%
10x10	100.0	14,700.0	122	23	2	147	119.00	17,493	14,518	14,576	2,737	-58	0	100.4%	83.0%	83.0%	83.3%
10x15	150.0	10,500.0	63	6	1	70	198.00	13,860	12,474	11,129	1,188	949	396	89.2%	90.0%	90.0%	80.3%
10x20	200.0	7,000.0	33	0	2	35	235.00	8,225	7,755	7,558	0	197	0	97.5%	94.3%	94.3%	91.9%
10x25	250.0	2,250.0	7	2	0	9	325.00	2,925	2,275	2,108	650	168	0	92.6%	77.8%	77.8%	72.1%
10x30	300.0	2,700.0	9	0	0	9	365.00	3,285	3,285	3,114	0	171	0	94.8%	100.0%	100.0%	94.8%
20x15	300.0	900.0	2	0	1	3	370.00	1,110	740	575	0	165	0	77.7%	66.7%	66.7%	51.8%
30x10	300.0	3,000.0	7	2	1	10	330.00	3,300	2,310	2,235	660	75	0	96.8%	70.0%	70.0%	67.7%
30x20	600.0	600.0	1	0	0	1	710.00	710	710	720	0	-10	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	94.5%	77.5%	85.0%	79.7%

Occupied Area	38,450.0
Vacant Area	5,400.0
Unrentable Area	1,400.0
Total Area	45,250.0

	Occupied	Vacant	Unrentable	Total
Average Area/Unit	131.2	98.2	46.7	119.7
Average Rent/Unit	157.17	133.18	56.70	152.77
Average Rent/Area	1.20	1.36	1.22	1.28

Unit Type: Drive-Up (Premium)

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

Occupied Area	2,600.0
Vacant Area	200.0
Unrentable Area	0.0
Total Area	2,800.0

	Occupied	Vacant	Unrentable	Total
Average Area/Unit	200.0	200.0	0.0	200.0
Average Rent/Unit	259.19	235.00	0.00	235.00
Average Rent/Area	1.30	1.18	0.00	1.18

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Unit Type: Parking

Units							Monthly Rent							Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
10x20	200.0	600.0	3	0	0	3	220.00	660	660	514	0	146	0	77.9%	100.0%	100.0%	77.9%
		600.0	3	0	0	3		660	660	514	0	146	0	77.9%	100.0%	100.0%	77.9%

Occupied Area	600.0
Vacant Area	0.0
Unrentable Area	0.0
Total Area	600.0

	Occupied	Vacant	Unrentable	Total
Average Area/Unit	200.0	0.0	0.0	200.0
Average Rent/Unit	171.33	0.00	0.00	220.00
Average Rent/Area	0.86	0.00	0.00	1.10

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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 Area/Unit	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 Area/Unit	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	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
Total		48,650.0	309	56	30	395		61,698	52,437	49,934	7,560	2,107	396	95.2%	78.2%	85.6%	80.9%

		% of Total	Per Area
Gross Potential Rates (1)	61,698	100.0%	1.27
Gross Unrentable Unit Rates	1,701	2.8%	1.22
Gross Vacant Unit Rates	7,560	12.3%	1.35
Gross Occupied Unit Rates	52,437	85.0%	1.26
Gross Complimentary Unit R(2)	396	0.6%	1.32
Actual Occupied Unit Rates (3)	49,934	80.9%	1.20
Occupied Rate Variance (4)	2,503	4.1%	0.05

	Occupied	Vacant	Unrentable	Total
Units	309	56	30	395
% of Units	78.2%	14.2%	7.6%	100.0%
Area	41,650.0	5,600.0	1,400.0	48,650.0
% of Area	85.6%	11.5%	2.9%	100.0%
Standard Rate	52,437.00	7,560.00	1,701.00	61,698.00
% of Standard Rate	85.0%	12.3%	2.8%	100.0%
Average Area/Unit	134.79	100.0	46.7	123.2
Average Rent/Unit	161.60	135.00	56.70	156.20
Average Rent/Area	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