

Management History

Monday, September 16, 2024

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

TEL: 209-884-0887

	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
Deposits														
Cash	2,276	5,543	4,135	4,024	2,329	3,607	4,219	5,743	4,743	4,271	2,418	3,208	2,788	4,096
Checks	567	1,111	858	354	2,300	389	157	1,036	238	3,230	172	255	129	98
ACH Debit	0	0	0	0	0	0	0	0	0	0	269	257	257	199
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	38,326	48,393	45,872	44,734	41,908	39,802	38,467	37,219	35,047	33,102	32,177	29,322	29,031	25,350
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	41,169	55,046	50,864	49,112	46,537	43,798	42,842	43,999	40,028	40,602	35,035	33,042	32,205	29,743

Payment Receipts														
Rent	37,666	48,897	45,175	43,634	40,940	39,026	38,288	39,533	35,866	35,956	31,220	29,242	28,400	25,864
Recurring	0	0	0	0	0	0	0	1	5	53	70	64	68	60
Late Fee	410	950	1,001	1,044	682	591	569	868	608	700	385	565	422	326
NSF Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Admin Fee	150	425	450	625	825	725	629	425	350	300	792	600	768	1,032
Insurance	3,049	3,946	3,767	3,064	2,975	2,791	2,601	2,537	2,416	2,678	2,251	2,144	2,020	1,906
Other	32	664	398	473	512	484	307	554	544	357	344	201	143	161
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merchandise	17	152	67	252	557	167	214	273	220	220	269	209	355	365
Tax 1	1	13	6	21	46	14	18	23	18	18	22	17	29	30
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	41,325	55,046	50,863	49,113	46,537	43,798	42,627	44,214	40,028	40,283	35,354	33,042	32,205	29,743

Charges														
Rent	48,735	47,863	45,825	45,351	41,799	41,722	40,511	40,031	36,855	35,373	35,148	32,631	29,850	27,314
Late Fee	700	1,680	2,155	886	1,499	1,144	859	714	1,495	936	464	881	512	539
Admin Fee	125	450	425	625	850	750	650	425	350	300	864	600	912	960
Merchandise	17	135	84	239	582	167	214	273	220	208	284	192	372	365
Insurance	3,788	3,962	3,972	3,271	3,056	3,029	2,762	2,731	2,602	2,494	2,433	2,268	2,178	1,928
Other	0	827	619	616	783	416	503	545	582	1,044	474	616	344	374
Taxes	1	11	7	20	48	14	18	23	18	17	23	16	31	30
Total	53,366	54,929	53,087	51,007	48,616	47,242	45,516	44,741	42,124	40,373	39,691	37,204	34,199	31,510

Collections														
Prepaid Rent	133	7,657	4,821	3,672	3,064	2,722	3,607	3,771	3,406	3,822	2,199	3,045	3,732	3,435
Current Rent	37,023	40,448	39,253	39,139	37,195	35,463	33,971	33,772	31,696	31,459	28,805	25,938	23,889	22,090
Past Due Rent	510	792	1,101	823	680	841	711	1,990	764	676	216	259	779	339
Total	37,666	48,897	45,175	43,634	40,940	39,026	38,288	39,533	35,866	35,956	31,220	29,242	28,400	25,864

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Concessions (Credits Issued to Waive Charges)														
Rent	235	279	217	1,050	197	523	595	180	15	799	1,079	1,559	545	824
Late Fee	40	265	82	92	66	271	71	81	106	0	0	0	117	51
Administrative Fee	0	0	0	0	25	0	21	0	0	0	0	48	0	48
Other	0	81	10	45	100	7	48	13	34	14	13	53	30	28
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	275	625	308	1,187	387	802	734	274	155	813	1,092	1,660	692	951
Bad Debt Write Offs (Credits Issued to Clear Bad Debt)														
Rent	15	906	1,296	532	463	1,050	1,201	2,076	170	0	0	0	0	0
Late Fee	0	303	405	130	176	251	290	473	0	0	0	0	0	0
Administrative Fee	0	0	0	0	0	25	0	0	0	0	0	0	0	0
Other	0	111	290	119	71	199	190	437	12	0	0	0	0	0
Tax 1	0	0	1	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	15	1,320	1,992	781	710	1,525	1,681	2,986	182	0	0	0	0	0
Discounts (Variances from Standard Rates)														
Rent	5,465	7,295	8,450	7,534	6,604	5,017	4,710	4,548	6,251	6,438	4,681	6,722	5,308	3,755
Facility														
Occupied	310	307	308	311	305	278	262	247	249	239	240	223	217	190
Vacant	56	60	59	49	68	79	115	141	139	149	148	165	170	197
Unrentable	29	28	28	35	22	38	18	7	7	7	7	7	8	8
Total Units	395	395	395	395	395	395	395	395	395	395	395	395	395	395
Total Area	48,650	48,650	48,650	48,650	48,650	48,650	48,650	48,600	48,600	48,600	48,600	48,650	49,550	49,600
Activity														
Move-Ins	7	18	17	25	34	30	27	17	15	12	36	25	38	40
Move-Outs	4	19	20	19	7	14	12	19	5	13	19	19	11	18
Net	3	-1	-3	6	27	16	15	-2	10	-1	17	6	27	22
Occupancy														
Occupied Area	41,650	41,350	41,550	41,250	40,550	36,900	34,650	32,100	32,050	31,050	31,300	28,900	30,100	26,750
Occ % of Total Units	78	78	78	79	77	70	66	63	63	61	61	56	55	48
Occ % of Total Area	86	85	85	85	83	76	71	66	66	64	64	59	61	54

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Rate Analysis														
Gross Potential	61,698	61,698	61,698	61,698	56,517	56,517	56,532	56,512	60,683	65,137	61,901	56,741	57,169	57,169
Gross Unrentable	1,503	1,384	1,384	2,296	1,308	3,458	683	683	795	799	789	1,017	864	864
Gross Vacant	7,716	8,178	7,859	7,235	8,080	9,954	15,108	17,813	19,056	22,880	21,057	21,637	20,895	24,852
Gross Occupied	52,479	52,136	52,455	52,167	47,129	43,105	40,741	38,016	40,832	41,459	40,055	34,088	35,411	31,454
Gross Complimentary	515	515	515	634	560	560	560	560	590	508	678	618	618	618
Actual Occupied Rates	49,555	49,421	49,596	49,097	48,019	43,995	41,947	38,714	38,279	37,097	36,990	33,516	34,127	30,097
Occupied Rate Variance	2,924	2,715	2,859	3,070	-890	-890	-1,206	-698	2,553	4,362	3,065	572	1,283	1,357
Effective Rate after Concessions	47,676	45,537	44,726	42,412	43,252	40,490	39,726	37,905	36,835	33,479	33,653	28,469	29,627	26,276
Economic Occupancy (%)	80	80	80	80	85	78	74	69	63	57	60	59	60	53

Unpaid Charges (Current Tenants)

0-10	414	483	751	16	483	0	195	0	375	101	110	280	78	100
11-30	4,609	2,931	2,925	2,188	1,963	1,415	1,792	1,623	2,736	2,190	1,686	1,025	1,122	793
31-60	2,869	913	559	748	600	774	519	772	467	862	262	546	210	64
61-90	1,120	862	0	358	52	0	0	0	1,178	46	0	0	0	337
91-120	0	0	0	52	137	0	0	0	421	217	0	0	0	0
121-180	0	0	0	92	0	0	0	0	217	0	0	0	0	0
181-360	0	0	0	0	0	0	0	0	0	0	0	0	0	0
>360	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Owners' Alerts

Standard rates unchanged > 360 days	2	2												
Tenants rates unchanged > 360 days	10	12	10	10	10	7	7	2	1	1	4			
Days with payments and no close	1													
Backdated payments														
Backdated charges														
Deleted payments		2	1			1		1		1	1	1	2	1
Deleted charges	11	4	3	2	2	8	2	1	1	4	1	9	2	3
Deleted units														
Unit size changes				9		3	22				3	2	1	4
Program defaults changes	1					4			2	50	20			2
Waived late fees (credits)	40	343	262	147	167	372	211	364	106				97	31
Cash in deposit (%)	6	10	8	8	5	8	10	13	12	11	7	10	9	14

Tenants

Occupied	310	307	308	311	305	278	262	247	249	239	240	223	217	190
Insurance	237	235	242	240	230	215	203	193	201	191	184	170	169	151
ACH Billed	0	0	0	0	0	0	0	0	0	0	2	2	2	2
Credit Card Billed	139	127	145	144	142	135	116	114	109	92	78	74	71	63
Paid on Web	37	62	62	61	46	36	35	25	30	20	37	32	28	36