

Management Summary

Monday, November 30, 2020

L001 - First Class Storage, 202 Coachman Dr, San Marcos TX 78666

TEL: (512) 392-6780

	Daily	Custom Period	Fiscal YTD
From	Nov-30-2020	Jan-01-2020	Jan-01-2020
To	Nov-30-2020	Nov-30-2020	Nov-30-2020
Deposits			
Cash	0.00	0.00	0.00
Check	0.00	0.00	0.00
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	0.00	0.00	0.00
SubTotal	0.00	0.00	0.00
Misc Deposit	0.00	0.00	0.00
Total	0.00	0.00	0.00

Payment Receipts

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

Rent	382.17	235,927.82	235,927.82
Recurring	0.00	0.00	0.00
Late Fee	20.00	2,675.00	2,675.00
NSF Fee	0.00	0.00	0.00
Admin Fee	10.00	1,446.44	1,446.44
Insurance	0.00	0.00	0.00
Other	0.00	0.00	0.00
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	374.96	374.96
Tax 1	0.00	1,603.54	1,603.54
Tax 2	0.00	0.00	0.00
Total	412.17	242,027.76	242,027.76

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	190.00	17,925.52	
Current Rent	127.17	201,994.88	
Past Due Rent	65.00	16,007.42	
Total	382.17	235,927.82	
Current Late Fee	0.00	2,515.00	
Past Due Late Fee	20.00	160.00	
Total	20.00	2,675.00	

NSF Reversals

	0	0	0
Total	0.00	0.00	0.00

Concessions (Credits Issued)

Rent	0.00	9,849.66	9,849.66
Rent (Bad Debt)	0.00	7,471.17	7,471.17
Late Fees	0.00	1,885.00	1,885.00
Taxes	0.00	31.45	31.45
Other	0.00	123.56	123.56
Total	0.00	19,360.84	19,360.84

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	0.00	0.00
Rent (Non-Expiring)	0.00	41,575.11	41,575.11

Bad Debts

	0.00	0.00	0.00
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Activity

Move-Ins	1	210	210
Insurance	0	0	0
Move-Outs	8	158	158
Transfers	0	14	14
Rented Area Increase	-810	9,210	9,210
Collection Notes	0	3	3
Auctions	0	0	0

Leads

SpareFoot Leads	0	0	0
Phone Leads	0	0	0
Web Leads	0	0	0
Walk-In Leads	1	210	210
Leads Converted	1	154	154

As of Monday, November 30, 2020

Occupancy	Units	%Units	Area	%Area
Occupied	301	80.1%	40,680	84.1%
Vacant*	75	19.9%	7,710	15.9%
Unrentable	0	0.0%	0	0.0%
Complimentary	6		735	
Total	376	100.0%	48,390	100.0%

Waiting List	0	Autobilled**	193	
Overlocked**	6	Insurance**	0	Per Area

Gross Potential Rates		37,645	100.0%	0.78
Gross Unrentable Unit Rates		0	0.0%	0.00
Gross Vacant Unit Rates		6,613	17.6%	0.86
Gross Occupied Unit Rates		31,032	82.4%	0.76
Gross Complimentary Unit Rates ₂		755	2.0%	1.03
Actual Occupied Unit Rates		26,267	69.8%	0.65
Occupied Rate Variance		4,765	12.7%	0.10
Effective Rate after Concessions	³	16,418	43.6%	0.40

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	50.00	1	0.3	0.1	0.2
11-30	2,565.00	14	4.7	6.8	9.8
31-60	1,305.00	8	2.7	3.5	5.0
61-90	795.00	1	0.3	2.1	3.0
91-120	0.00	0	0.0	0.0	0.0
121-180	1,045.00	2	0.7	2.8	4.0
181-360	1,775.00	3	1.0	4.7	6.8
>360	1,610.00	3	1.0	4.3	6.1
Total	9,145.00	32	10.6	24.3	34.8

Delinquency (Current tenants >30 days)

Rent	6,210.00	17	5.60	16.50	23.60
Other	320.00				
Taxes	0.00				
Total	6,530.00				

Liabilities

	Units	Amount
Prepaid Rent	13	1,414.55
Prepaid Insurance	0	0.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

Rent Last Change

	Units	Rent Variances	Units
0 - 6 Months	96	< 0%	1
6 - 12 Months	24	0 - 15%	196
12 - 18 Months	28	15 - 30%	59
18 - 24 Months	8	30 - 50%	33
> 24 Months	145	> 50%	12
Total	301	Total	301

Owners' Alert

	Total	Tenants	Units
Standard rates unchanged > 360 days	215	Occupied	301
Tenants rates unchanged > 360 days	181	Insurance	0 0%
Days with payments and no daily close	245	ACH Billed	0 0%
Backdated payments	0	Credit Card	1,487 494%
Backdated charges	0	Paid Online	72 24%
Deleted payments	3		
Deleted charges	62		
Deleted units	0	Insurance	
Unit size changes	0	Premiums	0.00
Program defaults changes	3	Coverage	0.00

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