

# Occupancy Statistics

## Wednesday, December 02, 2020

L001 - First Class Storage, 202 Coachman Dr, San Marcos TX 78666 TEL: (512) 392-6780

### 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	
10x15	150.0	600.0	4	0	0	4	50.00	200	200	200	0	0	0	100.0%	100.0%	100.0%	100.0%	
10x20	200.0	5,800.0	27	2	0	29	50.00	1,450	1,350	1,345	100	5	0	99.7%	93.1%	93.1%	92.8%	
10x20	200.0	400.0	0	2	0	2	59.09	118	0	0	118	0	0	0.0%	0.0%	0.0%	0.0%	
10x20	200.0	200.0	1	0	0	1	118.19	118	118	118	0	0	0	100.0%	100.0%	100.0%	100.0%	
10x20	200.0	200.0	1	0	0	1	500.00	500	500	500	0	0	0	100.0%	100.0%	100.0%	100.0%	
20x10	200.0	600.0	3	0	0	3	50.00	150	150	105	0	45	0	69.7%	100.0%	100.0%	69.7%	
12x35	420.0	420.0	1	0	0	1	50.00	50	50	50	0	0	0	100.0%	100.0%	100.0%	100.0%	
12x35	420.0	420.0	1	0	0	1	59.09	59	59	59	0	0	0	100.0%	100.0%	100.0%	100.0%	
		8,640.0	38	4	0	42		2,645	2,427	2,377	218	50	0	97.9%	90.5%	90.7%	89.9%	
		Occupied Area				7,840.0					Occupied	Vacant	Unrentable	Total				
		Vacant Area				800.0			Average Area/Unit		206.3	200.0	0.0	205.7				
		Unrentable Area				0.0			Average Rent/Unit		62.56	54.55	0.00	62.99				
		Total Area				8,640.0			Average Rent/Area		0.30	0.27	0.00	0.31				

### Unit Type: Self Storage

		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
5x5	25.0	50.0	0	2	0	2	55.00	110	0	0	110	0	0	0.0%	0.0%	0.0%	0.0%
5x10	50.0	100.0	2	0	0	2	60.00	120	120	100	0	20	0	83.3%	100.0%	100.0%	83.3%
5x10	50.0	1,250.0	16	9	0	25	65.00	1,625	1,040	945	585	95	0	90.9%	64.0%	64.0%	58.2%
5x10	50.0	250.0	4	1	0	5	80.00	400	320	285	80	35	0	89.1%	80.0%	80.0%	71.3%
10x5	50.0	250.0	3	2	0	5	65.00	325	195	175	130	20	0	89.7%	60.0%	60.0%	53.8%
10x5	50.0	100.0	2	0	0	2	80.00	160	160	125	0	35	0	78.1%	100.0%	100.0%	78.1%
10x6	60.0	60.0	1	0	0	1	50.00	50	50	50	0	0	0	100.0%	100.0%	100.0%	100.0%
10x6	60.0	120.0	2	0	0	2	65.00	130	130	65	0	0	65	50.0%	100.0%	100.0%	50.0%
10x6	60.0	180.0	1	2	0	3	70.00	210	70	65	140	5	0	92.9%	33.3%	33.3%	31.0%
5x15	75.0	75.0	1	0	0	1	75.00	75	75	70	0	5	0	93.3%	100.0%	100.0%	93.3%
15x5	75.0	75.0	1	0	0	1	75.00	75	75	55	0	20	0	73.3%	100.0%	100.0%	73.3%
10x10	100.0	1,600.0	10	6	0	16	70.00	1,120	700	570	420	130	0	81.4%	62.5%	62.5%	50.9%
10x10	100.0	9,500.0	78	17	0	95	80.00	7,600	6,240	5,380	1,360	780	80	86.2%	82.1%	82.1%	70.8%
10x10	100.0	400.0	0	4	0	4	90.00	360	0	0	360	0	0	0.0%	0.0%	0.0%	0.0%
10x10	100.0	2,400.0	17	7	0	24	100.00	2,400	1,700	1,215	700	385	100	71.5%	70.8%	70.8%	50.6%
10x10	100.0	3,300.0	26	7	0	33	120.00	3,960	3,120	2,770	840	230	120	88.8%	78.8%	78.8%	69.9%
10x15	150.0	300.0	2	0	0	2	50.00	100	100	100	0	0	0	100.0%	100.0%	100.0%	100.0%

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Size	Area	Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
10x15	150.0	150.0	1	0	0	1	120.00	120	120	110	0	10	0	91.7%	100.0%	100.0%	91.7%
10x15	150.0	750.0	5	0	0	5	180.00	900	900	850	0	50	0	94.4%	100.0%	100.0%	94.4%
10x15	150.0	300.0	2	0	0	2	185.00	370	370	370	0	0	0	100.0%	100.0%	100.0%	100.0%
15x10	150.0	600.0	2	2	0	4	110.00	440	220	210	220	10	0	95.5%	50.0%	50.0%	47.7%
15x10	150.0	4,950.0	29	4	0	33	120.00	3,960	3,480	2,750	480	610	120	79.0%	87.9%	87.9%	69.4%
15x10	150.0	300.0	1	1	0	2	180.00	360	180	170	180	10	0	94.4%	50.0%	50.0%	47.2%
15x12	180.0	6,840.0	36	2	0	38	135.00	5,130	4,860	4,065	270	795	0	83.6%	94.7%	94.7%	79.2%
20x10	200.0	2,000.0	9	1	0	10	140.00	1,400	1,260	1,150	140	110	0	91.3%	90.0%	90.0%	82.1%
15x15	225.0	1,800.0	8	0	0	8	270.00	2,160	2,160	1,480	0	410	270	68.5%	100.0%	100.0%	68.5%
25x10	250.0	1,250.0	5	0	0	5	170.00	850	850	665	0	185	0	78.2%	100.0%	100.0%	78.2%
30x10	300.0	600.0	2	0	0	2	220.00	440	440	380	0	60	0	86.4%	100.0%	100.0%	86.4%
39,550.0			266	67	0	333		34,950	28,935	24,170	6,015	4,010	755	83.5%	79.9%	83.6%	69.2%

	Area	Average Area/Unit	Average Rent/Unit	Average Rent/Area
Occupied Area	33,070.0			
Vacant Area	6,480.0			
Unrentable Area	0.0			
Total Area	39,550.0			
		<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>
		124.3	96.7	0.0
		90.86	89.78	0.00
		0.73	0.93	0.00
			<u>Total</u>	
			118.8	
			104.95	
			0.88	

Unit Type: Utility

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	200.0	1	0	0	1	50.00	50	50	50	0	0	0	100.0%	100.0%	100.0%	100.0%	
		200.0	1	0	0	1		50	50	50	0	0	0	100.0%	100.0%	100.0%	100.0%	
									<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>						
									200.0	0.0	0.0	200.0						
									50.00	0.00	0.00	50.00						
									Average Rent/Area	0.25	0.00	0.00	0.25					

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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	15	15	19	45	27	23	36	125
Percentage of Occupied Units	4.9	4.9	6.2	14.7	8.8	7.5	11.8	41.0
Average Rent/Unit	88.15	100.00	95.53	116.67	98.89	84.57	108.75	103.96
Average Area/Unit	120.7	156.0	159.5	149.3	146.3	125.2	132.5	124.9

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	1	84	27	114	136	1,252
Percentage of Occupied Units	0.0	0.2	0.1	5.2	1.7	7.0	8.4	77.4
Average Rent/Unit	0.00	105.00	80.00	95.35	100.37	94.77	95.37	99.86
Average Area/Unit	0.0	150.0	100.0	107.6	129.8	120.8	112.4	109.0

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		48,390.0	305	71	0	376		37,645	31,412	26,597	6,233	4,060	755	84.7%	81.1%	85.0%	70.7%
						<b>% of Total</b>	<b>Per Area</b>				<b>Occupied</b>	<b>Vacant</b>	<b>Unrentable</b>		<b>Total</b>		
	Gross Potential Rates	(1)			37,645	100.0%	0.78		Units		305	71	0		376		
	Gross Unrentable Unit Rates				0	0.0%	0.00		% of Units		81.1%	18.9%	0.0%		100.0%		
	Gross Vacant Unit Rates				6,233	16.6%	0.86		Area		41,110.0	7,280.0	0.0		48,390.0		
	Gross Occupied Unit Rates				31,412	83.4%	0.76		% of Area		85.0%	15.0%	0.0%		100.0%		
	Gross Complimentary Unit R	(2)			755	2.0%	1.03		Standard Rate		31,412.28	6,233.18	0.00		37,645.46		
	Actual Occupied Unit Rates	(3)			26,597	70.7%	0.65		% of Standard Rate		83.4%	16.6%	0.0%		100.0%		
	Occupied Rate Variance	(4)			4,815	12.8%	0.10		Average Area/Unit		134.79	102.5	0.0		128.7		
									Average Rent/Unit		87.20	87.79	0.00		100.12		
									Average Rent/Area		0.65	0.86	0.00		0.78		

### 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