Site Inspection

Sunday, August 31, 2025

L043 - Isleton River RV Boat Storage, 101 H. Street, Isleton CA 95641

Managers:

Inspected by

Receipts	Aug 2025	Jul 2025	Jun 2025	May 2025
Cash	1,425.00	1,595.28	2,080.04	891.31
Check	2,909.08	1,896.08	2,601.08	2,288.48
ACH Debit	1,842.00	1,857.00	1,857.00	2,173.00
Debit Card	0.00	0.00	0.00	0.00
Charge Card	12,776.10	11,357.73	10,614.40	10,591.09
Misc Deposit	0.00	0.00	0.00	0.00
Total	18,952.18	16,706.09	17,152.52	15,943.88

Payment Receipts	Aug 2025	Jul 2025	Jun 2025	May 2025
Rent	17,490.65	15,501.54	15,864.94	14,927.81
Recurring	0.00	0.00	0.00	0.00
Late Fee	220.00	180.00	220.00	120.00
NSF Fee	0.00	35.00	0.00	35.00
Admin Fee	40.00	50.00	30.00	20.00
Insurance	1,001.53	939.55	917.58	786.07
Other	200.00	0.00	120.00	40.00
Misc Deposit	0.00	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00	0.00
Merchandise	0.00	0.00	0.00	15.00
Tax 1	0.00	0.00	0.00	0.00
Tax 2	0.00	0.00	0.00	0.00
Total	18,952.18	16,706.09	17,152.52	15,943.88

Collections (Receipts collected towards rent.)

Collections	Aug 2025	Jul 2025	Jun 2025	May 2025
Prepaid Rent	2,543.95	745.19	1,283.61	1,239.10
Current Rent	14,060.70	14,276.85	13,661.83	13,116.51
Past Due Rent	886.00	479.50	919.50	572.20

Charges	Aug 2025	Jul 2025	Jun 2025	May 2025
Rent	18,017.18	17,778.96	17,433.04	18,372.02
Late Fee	480.00	320.00	350.00	510.00
Other	580.00	60.00	35.00	470.00
Taxes	0.00	0.00	0.00	0.00
Total	19,077.18	18,158.96	17,818.04	19,352.02

Concessions (Credits applied to reporting period's charges)

Concessions	Aug 2025	Jul 2025	Jun 2025	May 2025
Rent	596.33	786.00	573.50	625.55
Late Fee	205.00	40.00	150.00	380.00
Other	270.00	0.00	45.00	782.50
Total	1,071.33	826.00	768.50	1,788.05

Discounts (Variances from standard rates.)

Discounts	Aug 2025	Jul 2025	Jun 2025	May 2025
Rent	4,333.67	4,095.02	4,058.39	4,301.64

Ratios (%): Rent	Aug 2025	Jul 2025	Jun 2025	May 2025
Prepaid Collect/GrPot	10.0%	2.9%	5.1%	4.9%
Current Collect/GrPot	55.5%	56.4%	54.0%	51.8%
Past Collect/GrPot	3.5%	1.9%	3.6%	2.3%
Rent Charges/GrPot	71.2%	70.2%	68.8%	72.6%

Facility	Aug 2025	Jul 2025	Jun 2025	May 2025
Occupied	187	184	177	178
Vacant*	26	30	35	34
Unrentable	9	8	10	10
Complimentary	7	7	7	7
Total Units	222	222	222	222
Total Area	19,195	19,195	19,195	19,195

Occupancy	Aug 2025	Jul 2025	Jun 2025	May 2025
Move-Ins	6	7	2	7
Move-Outs	3	0	3	9
Net	3	7	-1	-2
Occupied Units	187	184	177	178
Occupied Area	17,165	17,275	16,775	16,575
% of Occupied Units	84.2%	82.9%	79.7%	80.2%
% of Occupied Area	89.4%	90.0%	87.4%	86.4%

Rental Rates Summary	Aug 2025	Jul 2025	Jun 2025	May 2025
Gross Potential	25,321	25,321	25,321	25,321
Gross Unrentable	945	785	1,125	1,125
Gross Vacant	2,190	2,445	2,910	2,980
Gross Occupied	22,186	22,091	21,286	21,216
Gross Complimentary	585	605	605	605
Actual Occupied	19,221	19,067	18,280	18,141
Occupied Variance	2,965	3,025	3,007	3,075
Economic Occupancy (%)	75.9%	75.3%	72.2%	71.6%

Report Explanation

*Vacancies do not include unrentable units.
Complimentary units are counted as rented.

GrPot = Gross Potential
Economic Occupancy = Actual Occupied/Gross Potential rates.

Comments: