

# 101 H Street, Isleton CA 95641

## River Storage, Isleton California

### \$ 2,500,000

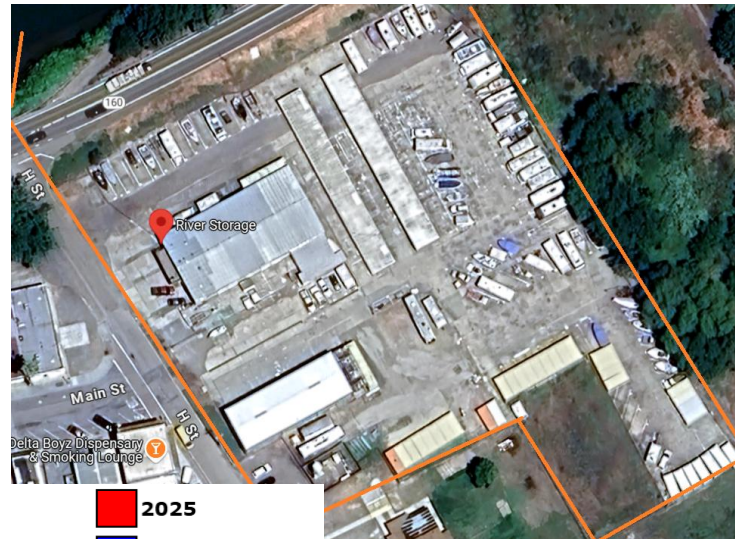
#### Effective Gross Rental Income (EGRI) per Total Area

Generation Time: Wednesday, October 1, 2025 2:35 PM

All Active Facilities - Report Year: 2025

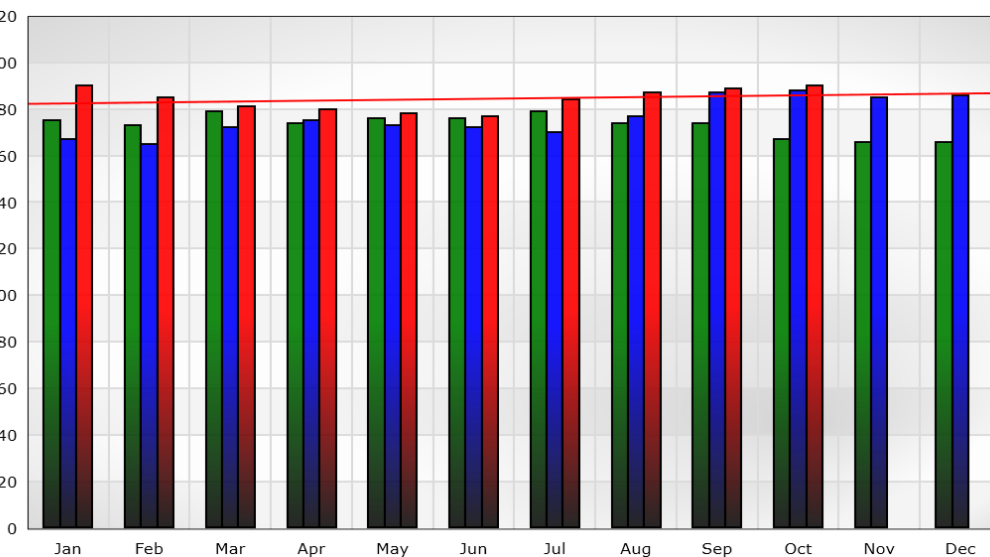
Facility	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Progress	IF	Progress x Occ. Area
Isleton River Storage	\$0.861	\$0.673	\$0.907	\$0.868	\$0.870	\$0.877	\$0.904	\$0.909	\$0.886	\$0.944			\$0.084	9.7%	\$1,603.13

- ☐ Sacramento River Front strip about 80' wide, pylons still in water (potential boat dock or other water front development)
- ☐ 5,000 square foot warehouse
- ☐ 2 Bd / 2 Ba River View Residence \$4K/Mo Airbnb (not included in income)
- ☐ Three storage buildings
- ☐ Room for 100 container
- ☐ Facility Toolkit includes
  - Sitelink Web Edition
  - OpenTech Call Center
  - Online rentals & payment
- ☐ 174,674 square foot lot



#### Isleton River Storage

Occupied Units - Seasonal 2025



# STATE OF THE INVESTMENT

## ISLETON RIVER STORAGE

Report Date: Thursday, November 20, 2025 at 3:24 PM

- <sup>1</sup> Where applicable, displayed values are rounded to the nearest least significant figure, away from zero, and could lead to rounding errors of +/- 1 least significant figures in displayed calculations.  
<sup>2</sup> A capitalization rate of 6.00% is used in valuations.  
<sup>3</sup> An expense ratio of 35.00% is used in valuations.  
<sup>4</sup> A millage rate of 1.00% and a current assessed value of \$2,800,000 are used in valuations.  
<sup>5</sup> Brokerage fees, financing fees, and closing costs are not considered in valuations.

### INCOME

#### AT PRESENT

The investment has **190** active leases capitalizing a total of **\$19,727** in rental income per month before considering expiring concessions (AGRI) for an immediate market value of **\$2.598M**.



### Site Inspection

Friday, October 31, 2025

Printed on Sunday, November 16, 2025 11:36:38PM

1 / 1

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

TEL: 916-777-7786

#### Managers:

#### Inspected by:

	Oct 2025	Sep 2025	Aug 2025	Jul 2025
<b>Receipts</b>				
Cash	846.50	2,212.16	1,425.00	1,595.28
Check	2,428.00	1,795.48	2,909.08	1,896.08
ACH Debit	1,842.00	1,842.00	1,842.00	1,857.00
Debit Card	0.00	0.00	0.00	0.00
Charge Card	14,463.47	12,083.24	12,776.10	11,357.73
Misc Deposit	0.00	0.00	0.00	0.00
<b>Total</b>	<b>19,579.97</b>	<b>17,932.88</b>	<b>18,952.18</b>	<b>16,706.09</b>

Facility	Oct 2025	Sep 2025	Aug 2025	Jul 2025
Occupied	190	189	187	184
Vacant*	22	23	26	30
Unrentable	10	10	9	8
Complimentary	7	7	7	7
<b>Total Units</b>	<b>222</b>	<b>222</b>	<b>222</b>	<b>222</b>
<b>Total Area</b>	<b>19,195</b>	<b>19,195</b>	<b>19,195</b>	<b>19,195</b>

#### Payment Receipts

Rent	18,066.89	16,412.27	17,490.65	15,501.54
Recurring	0.00	0.00	0.00	0.00
Late Fee	150.00	251.00	220.00	180.00
NSF Fee	0.00	0.00	0.00	35.00
Admin Fee	30.00	40.00	40.00	50.00
Insurance	1,151.74	1,035.95	1,001.53	939.55
Other	181.34	193.66	200.00	0.00
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	0.00
Tax 1	0.00	0.00	0.00	0.00
Tax 2	0.00	0.00	0.00	0.00
<b>Total</b>	<b>19,579.97</b>	<b>17,932.88</b>	<b>18,952.18</b>	<b>16,706.09</b>

#### Occupancy

Move-Ins	3	4	6	7
Move-Outs	2	2	3	0
<b>Net</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>7</b>
Occupied Units	190	189	187	184
Occupied Area	17,205	17,205	17,165	17,275
% of Occupied Units	85.6%	85.1%	84.2%	82.9%
% of Occupied Area	89.6%	89.6%	89.4%	90.0%

#### Rental Rates Summary

Gross Potential	26,506	25,321	25,321	25,321
Gross Unrentable	1,175	1,105	945	785
Gross Vacant	1,825	1,880	2,190	2,445
Gross Occupied	23,506	22,336	22,186	22,091
Gross Complimentary	620	585	585	605
Actual Occupied	19,494	19,405	19,221	19,061
Occupied Variance	4,013	2,931	2,965	3,029

# Management Summary

Friday, October 31, 2025

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

TEL: 916-777-7786

Printed on Thursday, November 6, 2025 4:44:02PM

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	<u>Daily</u>	<u>Month-To-Date</u>	<u>Fiscal YTD</u>
From	Oct-31-2025	Oct-01-2025	Jan-01-2025
To	Oct-31-2025	Oct-31-2025	Oct-31-2025
<b>Deposits</b>			
Cash	63.00	846.50	26,162.16
Check	0.00	2,428.00	26,177.02
ACH Debit	0.00	1,842.00	12,527.00
Debit Card	0.00	0.00	0.00
Charge Card	354.00	14,463.47	120,497.00
SubTotal	417.00	19,579.97	185,363.18
Misc Deposit	0.00	0.00	0.00
Total	417.00	19,579.97	185,363.18

## Payment Receipts

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

Rent	319.00	18,066.89	171,780.69
Recurring	0.00	0.00	0.00
Late Fee	20.00	150.00	1,672.00
NSF Fee	0.00	0.00	295.00
Admin Fee	0.00	30.00	340.00
Insurance	33.00	1,151.74	9,922.99
Other	45.00	181.34	1,295.50
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	0.00	57.00
Tax 1	0.00	0.00	0.00
Tax 2	0.00	0.00	0.00
Total	417.00	19,579.97	185,363.18

## Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	63.00	3,036.86
Current Rent	128.00	14,544.87
Past Due Rent	128.00	485.16
Total	319.00	18,066.89
Current Late Fee	10.00	110.00
Past Due Late Fee	10.00	40.00
Total	20.00	150.00

## NSF Reversals

	0	0	2
	0.00	0.00	453.00

## As of Friday, October 31, 2025

<u>Occupancy</u>	<u>Units</u>	<u>%Units</u>	<u>Area</u>	<u>%Area</u>
Occupied	190	85.6%	17,205	89.6%
Vacant*	22	9.9%	1,250	6.5%
Unrentable	10	4.5%	740	3.9%
Complimentary	7		200	
Total	222	100.0%	19,195	100.0%
Waiting List	1	Autobilled**	88	
Overlooked**	10	Insurance**	78	<u>Per Area</u>
Gross Potential Rates <sup>1</sup>			26,506	100.0%
Gross Unrentable Unit Rates			1,175	4.4%
Gross Vacant Unit Rates			1,825	6.9%
Gross Occupied Unit Rates			23,506	88.7%
Gross Complimentary Unit Rates			620	2.3%
Actual Occupied Unit Rates			19,494	73.5%
Occupied Rate Variance			4,013	15.1%
Effective Rate after Concessions <sup>3</sup>			17,295	65.3%

## Unpaid Charges (Current tenants)

<u>Days</u>	<u>Amount</u>	<u>Units</u>	<u>%Units</u>	<u>%GrossPot</u>	<u>%Actual</u>
0-10	336.58	1	0.5	1.3	1.7
11-30	1,973.31	9	4.7	7.4	10.1
31-60	1,147.64	7	3.7	4.3	5.9
61-90	80.00	0	0.0	0.3	0.4
91-120	440.80	2	1.1	1.7	2.3
121-180	231.50	1	0.5	0.9	1.2
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	4,209.83	20	10.5	15.9	21.6

## Delinquency (Current tenants >30 days)

Rent	1,367.94	10	5.30	5.20	7.00
Other	532.00				
Taxes	0.00				
Total	1,899.94				

## Liabilities

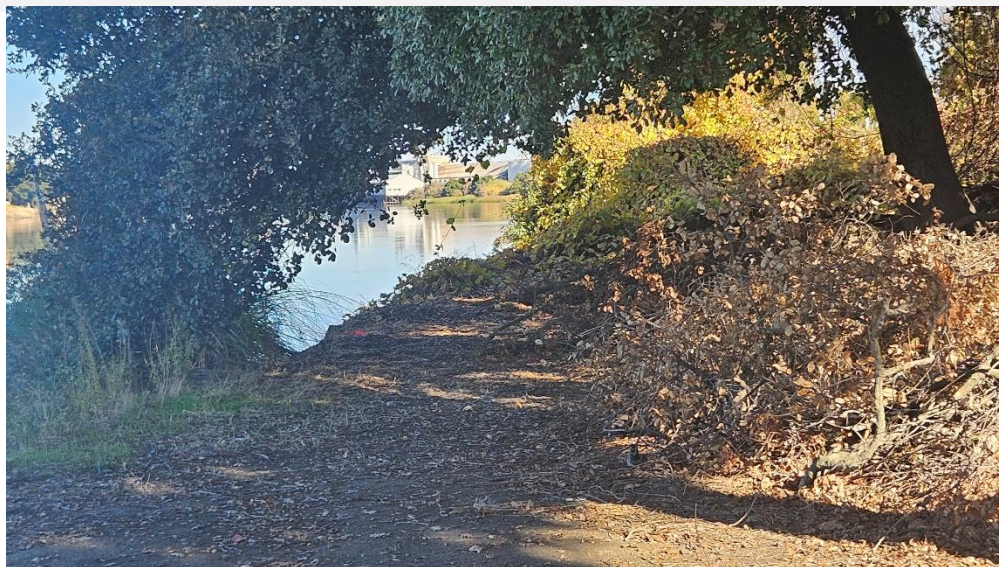
	<u>Units</u>	<u>Amount</u>
Prepaid Rent	26	5,838.54
Prepaid Insurance	3	57.74
Prepaid Recurring Charges	0	0.00
Security Deposits(Cash)	0	0.00

<u>Rent Last Change</u>	<u>Units</u>	<u>Rent Variances</u>	<u>Units</u>
0 - 6 Months	56	< 0%	12
6 - 12 Months	46	0 - 15%	118
12 - 18 Months	68	15 - 30%	31
18 - 24 Months	15	30 - 50%	20
> 24 Months	5	> 50%	9
Total	190	Total	190

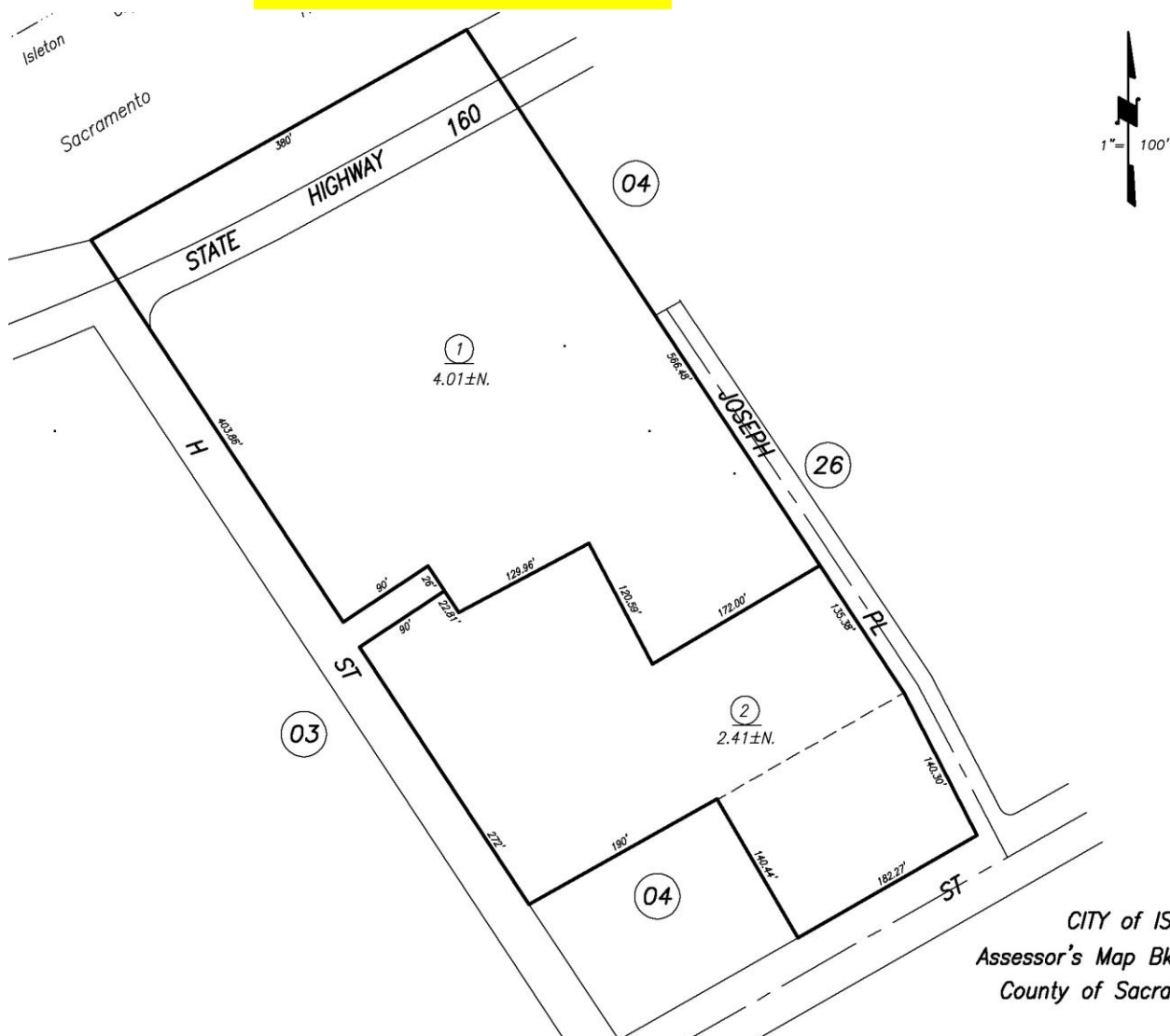
This property was approved for a cannabis cultivation, manufacturing and distribution in 2019, and the storage operation was not optimized. The cannabis licenses were returned and the planned use dropped. Since Q4 2024 and a focus was made on the storage which reflects in the occupancy and income reports.



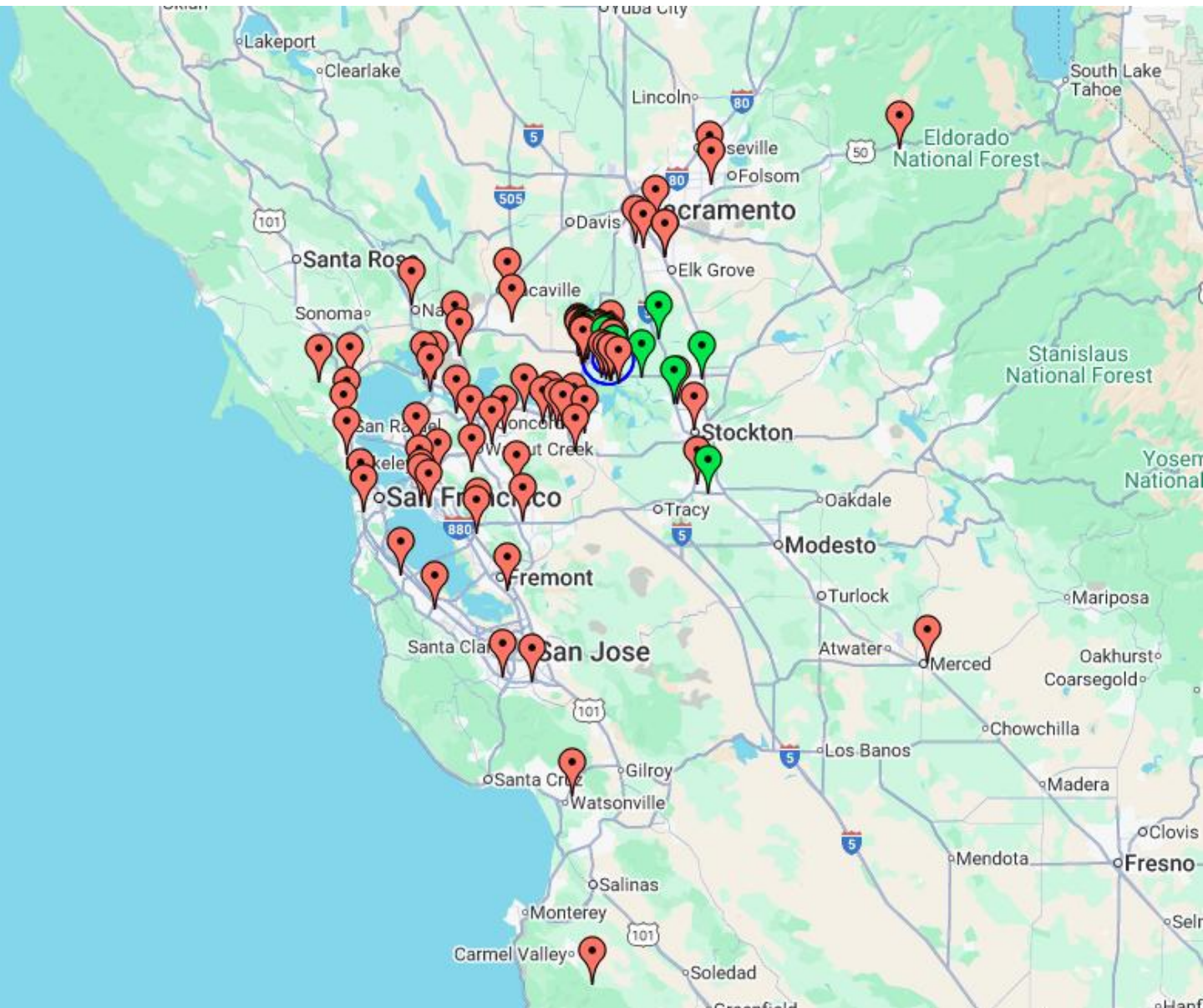
Includes water front – with existing piers in water



101 H Street  
APN 157-031-001



# Where do the customer live, more than 3 miles away





# Appraised 2022 \$2,325,000 + \$1,216,000

## Excluded income from: Apartment, (8) 12\*34 units, Containers

Real Estate Appraisal, Restricted Appraisal Report



### Real Estate Advisory

Commercial Property Solutions

RESTRICTED APPRAISAL REPORT, REAL ESTATE APPRAISAL



101 H Street, Isleton, Sacramento County  
CA, 95641

As of  
August 29, 2022

Prepared For  
FMC Lending, Inc.  
380 Beach Road - Suite D  
Burlingame, CA, 94010

Prepared by  
REAL ESTATE ADVISORY, LLC.

File Name:  
REA2200101

### Capitalization Rate Conclusion

Based on the above analysis, and due to the relatively remote location of the subject property, we have concluded to a rate of 5.50%.

### Capitalization to Value

Income Capitalization Analysis			
	\$/Year	\$/SF	\$/Unit
Self-Storage Rental Income	\$91,320	\$9.45	\$1,171
Uncovered parking Rental Income	\$64,020		\$660
Industrial	\$30,000	\$6.00	\$30,000
Apt Airbnb	\$33,600		\$33,600
<b>Total Rental Income</b>	<b>\$218,940</b>	<b>\$14.93</b>	<b>\$2,771</b>
Other Income	\$14,676	\$1.00	\$186
Vacancy (Self-Storage & Parking Rental Income)	\$13,136	\$0.90	\$166
Concessions (Self-Storage & Parking Rental Income)	\$0	\$0.00	\$0
<b>Potential Gross Income (PGI), including Other Income</b>	<b>\$233,616</b>	<b>\$15.93</b>	<b>\$2,957</b>
<b>Effective Gross Income (EGI)</b>	<b>\$220,480</b>	<b>\$15.04</b>	<b>\$2,791</b>
<b>Operating Expenses</b>	<b>\$/Year</b>	<b>\$/SF</b>	<b>\$/Unit</b>
Real Estate Taxes	\$27,589	\$1.88	\$349
Insurance	\$4,399	\$0.30	\$56
Utilities	\$4,399	\$0.30	\$56
Repairs and Maintenance	\$6,599	\$0.45	\$84
Off-Site Management	\$14,664	\$1.00	\$186
On-Site Management	\$19,063	\$1.30	\$241
Advertising	\$4,399	\$0.30	\$56
General & Admin	\$9,532	\$0.65	\$121
Reserves	\$1,466	\$0.10	\$19
<b>Total Operating Expenses</b>	<b>\$92,110</b>	<b>\$6.28</b>	<b>\$1,166</b>
Expense Ratio	41.78%		
<b>Net Operating Income (NOI)</b>	<b>\$128,370</b>	<b>\$8.75</b>	<b>\$1,625</b>
Capitalization Rate	5.50%		
Value (NOI/Cap Rate)	\$2,334,000	\$159.17	\$29,544
<b>Rounded</b>	<b>\$2,334,000</b>	<b>\$159.17</b>	<b>\$29,544</b>

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusion(s):

### Current "As Is" Market Value:

The "As Is" market value of the Fee Simple estate of the property, as of August 29, 2022, is

Two Million Three Hundred Twenty Five Thousand Dollars (\$2,325,000)

### Notes

- 33 container actual occupied rate = \$,4,315 / month = \$ 51,780 Annual
- (2) 12\*34 Owner Units \$1,765 / month = \$ 21,180 Annual
- \$72,960 @ 6% Cap Rate = \$1,216,000 \$ 72,960 Annual

Dear Sir/Madam:

The subject property comprises a Class C, self-storage facility, on a 4.01-acre, irregular-shaped parcel, based on public record.

The subject facility contains totaling 78, non-climate-controlled units, or  $\pm 9,664$  NRSF. The subject also includes four, 8 x 10, portable storage containers and four, 8 x 20, portable storage containers; however, these units are not affixed to the ground and are considered personal property. Therefore, the portable storage containers have not been considered in the subject unit mix as part of our analysis. For the purposes of this report, the subject is considered to have 78 total self-storage units and  $\pm 9,664$  NRSF.

The subject also contains 97, uncovered parking spaces. According to industry standard, RV/open parking spaces are not considered within the net rentable area.

In addition, the subject contains a  $\pm 5,000$  SF, industrial building, of metal construction, which is currently being used as a covered vehicle parking storage area, housing a total of 18 vehicles.

Furthermore, the subject building improvements include a second-floor, 2-bedroom, 2-bathroom, residential dwelling unit apartment, which is located in the industrial building, and rented as an Airbnb unit for 31 days or more per rental, according to the owner.

The subject self-storage units include eight, 12 x 34 self-storage units, which are currently owner-occupied and which are not currently producing an income.

## 2-Bedroom, 2-Bathroom Residential Dwelling Income

The subject also contains a second-floor, 2-bedroom, 2-bathroom, residential dwelling unit apartment, which is located within the industrial building, and which is rented as an Airbnb unit for 31 days or more per rental, according to the owner. According to Ms. Diana, at the City of Isleton, CA Planning Department, the subject residential apartment unit is permitted for Airbnb rentals. Per the subject owner, the unit is permitted for periods of 31 days or more, for Airbnb rentals.

Based on a survey of monthly home rentals for two people, in Isleton, CA, on Airbnb, current monthly rentals typically range from \$2,800 to \$4,800. Based on the age, location and overall condition of the subject residential dwelling unit, we have reconciled to a monthly rent of \$2,800, for the subject residential unit.



# Income not included in 2022 Appraisal

## Notes

- 33 container actual occupied rate = \$,4,315 / month = \$ 51,780 Annual
- (2) 12\*34 Owner Units \$1,765 / month = \$ 21,180 Annual
- \$72,960 @ 6% Cap Rate = \$1,216,000 \$ 72,960 Annual

## Occupied Units Report

Monday, February 10, 2025

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

Type: Container														
Unit	Name	Company	Type	Size	Area	Standard Rate	Rental Rate	Variance	Var%	Lease Date	Paid Thru	Days Same	Scheduled Rate	Scheduled Date
C073	Mardiroian, S		Container	8x20	160.00	160.00	173.00	160.00	-8.1%	2/8/2023	2/28/2025	348		
C074	Davis-Acosta, L		Container	8x20	160.00	160.00	152.00	160.00	5.0%	3/4/2023	2/28/2025	287		
C075	Huber, B		Container	8x20	160.00	160.00	160.00	160.00	0.0%	3/16/2018	2/28/2025	377		
C076	Presser, R		Container	8x20	160.00	160.00	168.00	160.00	-5.0%	5/25/2023	9/30/2024	226		
C077	Walters, S		Container	8x20	160.00	160.00	96.00	160.00	40.0%	5/4/2024	2/28/2025	284		
C078	Ross, D		Container	8x20	160.00	160.00	193.00	160.00	-20.6%	3/27/2023	1/31/2025	287		
C079	Huber, B		Container	8x20	160.00	160.00	160.00	160.00	0.0%	5/18/2018	2/28/2025	377		
C081	purdue, V		Container	8x20	160.00	160.00	160.00	160.00	0.0%	1/22/2025	1/31/2025	21		
C082	Maldonado, S		Container	8x20	160.00	160.00	99.00	160.00	38.1%	11/15/2024	1/31/2025	89		
C086	Marra, J		Container	8x20	160.00	160.00	160.00	160.00	0.0%	3/14/2024	2/28/2025	335		
C087	Harper, E		Container	8x20	160.00	160.00	96.00	160.00	40.0%	5/28/2024	2/28/2025	260		
C088	Cardenas, S		Container	8x20	160.00	160.00	160.00	160.00	0.0%	5/22/2024	2/28/2025	90		
C089	Harter, M		Container	8x20	160.00	160.00	160.00	160.00	0.0%	4/10/2024	12/31/2024	308		
C092	Harper, E		Container	8x20	160.00	160.00	96.00	160.00	40.0%	6/5/2024	2/28/2025	252		
C093	Gustavson, E		Container	8x20	160.00	160.00	96.00	160.00	40.0%	5/29/2024	2/28/2025	259		
C094	Andorfer, P	CleanSigns	Container	8x20	160.00	160.00	99.00	160.00	38.1%	10/22/2024	2/28/2025	113		
C095	Nadel, J		Container	8x20	160.00	160.00	160.00	160.00	0.0%	6/25/2024	3/31/2025	232		
C096	Vane, S		Container	8x20	160.00	160.00	96.00	160.00	40.0%	7/11/2024	1/31/2025	216		
C097	Collins, R	New containers added in February 2024	Container	8x20	160.00	160.00	96.00	160.00	40.0%	8/1/2024	2/28/2025	195		
C098	Righton, J		Container	8x20	160.00	160.00	160.00	160.00	0.0%	8/8/2024	10/31/2024	188		
C099	Rivas, J		Container	8x20	160.00	160.00	96.00	160.00	40.0%	8/23/2024	3/31/2025	173		
C100	Geller, L		Container	8x20	160.00	160.00	157.00	160.00	1.9%	3/9/2024	2/28/2025	340	160.00	4/1/2025
C103	Maldonado, S		Container	8x20	160.00	160.00	99.00	160.00	38.1%	10/29/2024	1/31/2025	106		
C104	Glassman, S		Container	8x20	160.00	160.00	96.00	160.00	40.0%	8/21/2024	9/30/2025	175		
C105	Cooper, J		Container	8x20	160.00	160.00	96.00	160.00	40.0%	8/14/2024	1/31/2025	182		
C106	Roberts, R		Container	8x20	160.00	160.00	99.00	160.00	38.1%	10/15/2024	3/31/2025	120		
C107	Vane, S		Container	8x20	160.00	160.00	160.00	160.00	0.0%	11/5/2024	1/31/2025	99		
C108	Thaler, C		Container	8x20	160.00	160.00	160.00	160.00	0.0%	11/5/2024	2/28/2025	99		
C109	Chase, P		Container	8x20	160.00	160.00	160.00	160.00	0.0%	12/28/2024	2/28/2025	46		
D0001	Reimche, M		Container	8x10	80.00	160.00	120.00	160.00	25.0%	10/30/2018	1/31/2025	348	130.00	4/1/2025
D0002	Sweet, P		Container	8x10	80.00	160.00	94.00	160.00	41.3%	8/23/2007	2/28/2025	377	99.00	3/1/2025
D0003	Taufa, F		Container	8x10	80.00	160.00	142.00	160.00	11.3%	6/3/2021	2/28/2025	195		
D0004	Roel, M		Container	8x10	80.00	160.00	96.00	160.00	40.0%	1/21/2014	2/28/2025	377	104.00	3/1/2025
Subtotal	33				4,960.00		4,315.00	This income was excluded from the 2022 appraisal \$51,780 annual						





# Property Performance Overview (BC)

Generation

Isleton River Storage - Friday, October 31, 2025

Facility	MTD Move-Ins	MTD Move-Outs	MTD Net Move-Ins	MTD Delinquency \$	Occupied Area %	MTD Income	Prior Month Income	Budget	Budget Variance
Isleton River Storage	3	2	1	\$4,209.83	89.6%	\$19,579.97	\$17,932.88	\$16,000.00	\$3,579.97

## Effective Gross Rental Income (EGRI) per Total Area

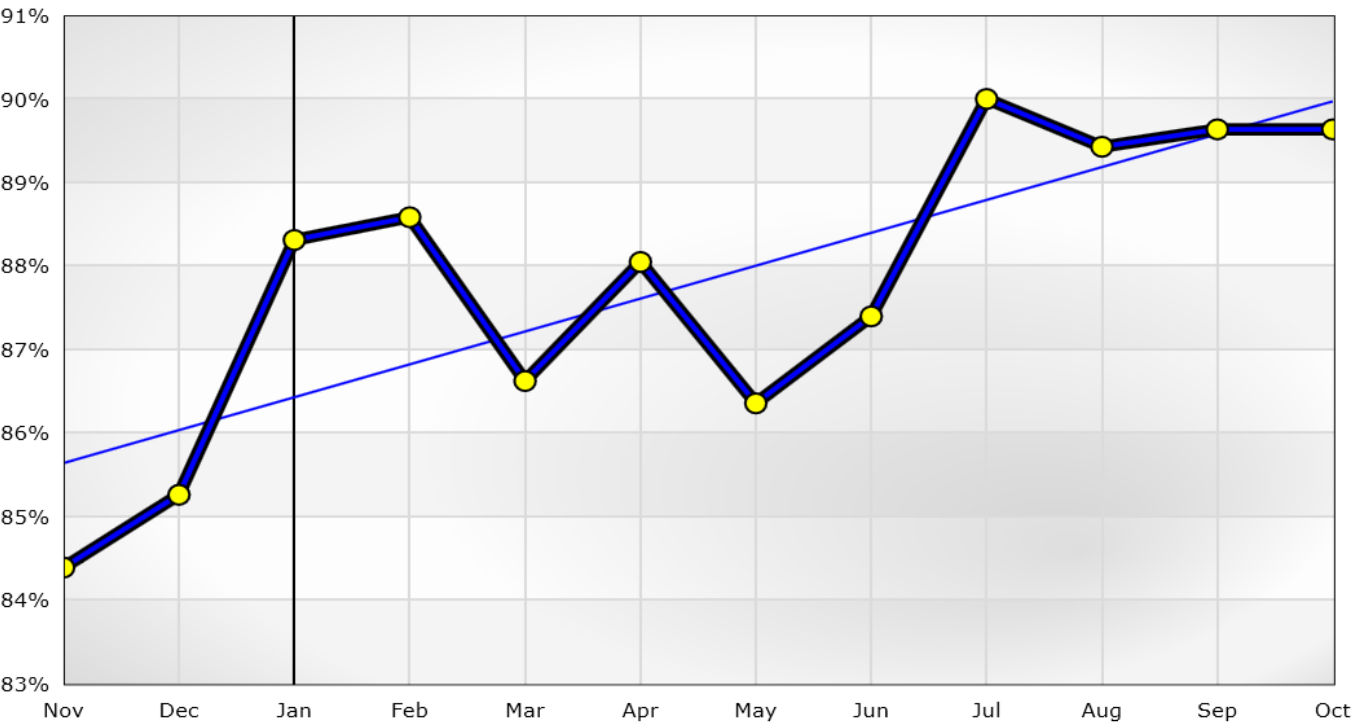
Generation Time: Thursday, November 6, 2025 4:41 PM

Isleton River Storage - Report Year: 2025

Facility	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Progress	Progress x Occ. Area
Isleton River Storage	\$0.861	\$0.673	\$0.907	\$0.868	\$0.870	\$0.877	\$0.904	\$0.909	\$0.885	\$0.908	\$0.953		\$0.092 10.7%	\$1,770.31

## Isleton River Storage

Area Occupancy - Trailing 12 Months



## 101 H Street River Storage

Type	Unit	Size	Sq Ft	# of Units	Rentable Sq Ft	Avg Rent	\$ / Ft	Sched Income	Number Occupied	% Occ	Actual Occupied	Vacant Units	Percent Vacant	\$\$\$\$\$ Vacant
DU	5	5	25	12	300	64	2.54	762	4	33%	254	8	67%	508
DU	5	10	50	14	700	82	1.64	1,145	9	64%	736	5	36%	409
DU	10	10	100	34	3,400	100	1.00	3,400	30	88%	3,000	4	12%	400
DU	10	20	200	10	2,000	194	0.97	1,943	10	100%	1,943	0	0%	0
DU	12	34	408	8	3,264	308	0.75	2,464	8	100%	2,464	0	0%	0
Con	8	10	80	4	320	122	1.52	486	4	100%	486	0	0%	0
Con	8	20	160	31	4,960	134	0.84	4,147	27	87%	3,612	4	13%	535
Ware	12	25	300	17	5,100	100	0.33	1,700	15	88%	1,500	2	12%	200
Subtotal - Storage Units				130	20,044	0		16,047	107	82%	13,995	23	18%	2,052
Parking Spaces				91	0	65		5,871	80		5,871	11	12%	710
Storage Office				1	600			0	1		0	0		
Onsite Residence				0	1,500			0	0		0	0		
Totals				222	22,144			21,918	188		19,866	34		2,762

Scheduled Income @ Full Occupancy 263,011

238,387 &lt;&lt;&lt; Current Run Rate

2023 171,554 14,296 Run rate

2024 186,614 15,551 Run rate

YTD 10-31 185,363 18,536 Run rate

# Price List

Thursday, November 20, 2025

Printed on Thursday, November 20, 2025 6:03:30AM

1 / 1

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

Type:	Container						Monthly		Weekly				Units
	Size	Area	Push Rate	Web Rat	Rate	Tax	Total	Rate	Tax	Total	Total	Occupied	Vacant
	8x10	80.0		170.00	170.00		170.00	39.23	39.23	78.46	4	4	0
	8x20	160.0		170.00	170.00		170.00	39.23	39.23	78.46	27	27	0
Subtotal	2										31	31	0
Type:	Double Door						Monthly		Weekly				Units
	Size	Area	Push Rate	Web Rat	Rate	Tax	Total	Rate	Tax	Total	Total	Occupied	Vacant
	10x20	200.0		220.00	220.00		220.00	50.77	50.77	101.54	10	10	0
Subtotal	1										10	10	0
Type:	Drive-Up						Monthly		Weekly				Units
	Size	Area	Push Rate	Web Rat	Rate	Tax	Total	Rate	Tax	Total	Total	Occupied	Vacant
	5x5	25.0		55.00	55.00		55.00	12.69	12.69	25.38	12	4	8
	5x10	50.0		80.00	80.00		80.00	18.46	18.46	36.92	14	9	5
	10x10	100.0		125.00	125.00		125.00	28.85	28.85	57.70	33	30	3
	12x34	408.0		350.00	350.00		350.00	80.77	80.77	161.54	8	8	0
Subtotal	4										67	51	16
Type:	Parking						Monthly		Weekly				Units
	Size	Area	Push Rate	Web Rat	Rate	Tax	Total	Rate	Tax	Total	Total	Occupied	Vacant
	0x20	0.0		65.00	65.00		65.00	15.00	15.00	30.00	19	19	0
	0x25	0.0		75.00	75.00		75.00	17.31	17.31	34.62	22	20	2
	0x30	0.0		80.00	80.00		80.00	18.46	18.46	36.92	21	19	2
	0x35	0.0		85.00	85.00		85.00	19.62	19.62	39.24	24	24	0
Subtotal	4										86	82	4
Type:	System Test						Monthly		Weekly				Units
	Size	Area	Push Rate	Web Rat	Rate	Tax	Total	Rate	Tax	Total	Total	Occupied	Vacant
	1x1	1.0		1.00	1.00		1.00	0.23	0.23	0.46	1	1	0
Subtotal	1										1	1	0
Type:	Warehouse						Monthly		Weekly				Units
	Size	Area	Push Rate	Web Rat	Rate	Tax	Total	Rate	Tax	Total	Total	Occupied	Vacant
	10x25	250.0		150.00	150.00		150.00	34.62	34.62	69.24	17	15	2
Subtotal	1										17	15	2
Total	13										212	190	22

## Explanation

- 1) Unrentable units are not included.
- 2) The Push Rate is a suggested monthly rent. The Push Rate field is a revenue management option that will only show if this feature is set up from the SiteLink Checklist.
- 3) When the standard rate is displayed, the tax rate and total is calculated from the standard rate.
- 4) The Web Rate is an online rental rate usable through the API.  
It can be setup by unit or unit group from the Modify Units or Batch Edit Web Rates screens.



# Key Change – Apartment removed from sitelink on 1-31-25

## Unit Groups - Rates Over Area

Isleton River Storage - Tuesday, December 31, 2024 - Showing all existing units

Type	W	L	Total Units	Occ. Units	Total Area	Occ. Area	Σ SR	Σ LR
Apart	25	50	1	1	1,250	1,250	\$4,000.00	\$4,400.00
Container	8	10	4	4	320	320	\$640.00	\$452.00
Container	8	20	31	29	4,960	4,640	\$4,960.00	\$3,871.00
Double Door	10	20	10	10	2,000	2,000	\$2,200.00	\$1,665.00
Drive-Up	5	10	14	13	700	650	\$1,050.00	\$1,054.00
Drive-Up	10	10	34	33	3,400	3,300	\$4,080.00	\$3,505.00
Drive-Up	5	5	12	5	300	125	\$720.00	\$318.00
Drive-Up	12	34	8	8	3,264	3,264	\$2,600.00	\$805.00
Parking	0	20	21	19	0	0	\$1,260.00	\$1,071.00
Parking	0	30	22	21	0	0	\$1,650.00	\$1,378.00
Parking	0	25	23	22	0	0	\$1,610.00	\$1,187.00
Parking	0	35	25	24	0	0	\$2,000.00	\$1,688.00
System Test	1	1	1	1	1	1	\$1.10	\$13.00
Warehouse	10	25	17	16	4,250	4,000	\$2,550.00	\$1,721.00
			223	206	20,445	19,550	\$29,321.10	\$23,129.00

Page 1 of 1

This report is property of Self Storage Brokers of California Inc

## Unit Groups - Rates Over Area

Isleton River Storage - Friday, February 28, 2025 - Showing all existing units

Type	W	L	Total Units	Occ. Units	Total Area	Occ. Area	Σ SR	Σ LR
Container	8	10	4	4	320	320	\$640.00	\$465.00
Container	8	20	31	29	4,960	4,640	\$4,960.00	\$3,863.00
Double Door	10	20	10	10	2,000	2,000	\$2,200.00	\$1,834.00
Drive-Up	5	10	14	12	700	600	\$1,050.00	\$968.00
Drive-Up	10	10	34	33	3,400	3,300	\$4,080.00	\$3,526.00
Drive-Up	5	5	12	5	300	125	\$720.00	\$318.00
Drive-Up	12	34	8	8	3,264	3,264	\$2,600.00	\$2,430.00
Parking	0	20	21	19	0	0	\$1,260.00	\$1,071.00
Parking	0	30	22	21	0	0	\$1,650.00	\$1,378.00
Parking	0	25	23	22	0	0	\$1,610.00	\$1,211.00
Parking	0	35	25	24	0	0	\$2,000.00	\$1,700.00
System Test	1	1	1	1	1	1	\$1.10	\$1.00
Warehouse	10	25	17	16	4,250	4,000	\$2,550.00	\$1,731.00
			222	204	19,195	18,250	\$25,321.10	\$20,497.00

Most of the 12\*34 were comp units, now paying +\$1,625

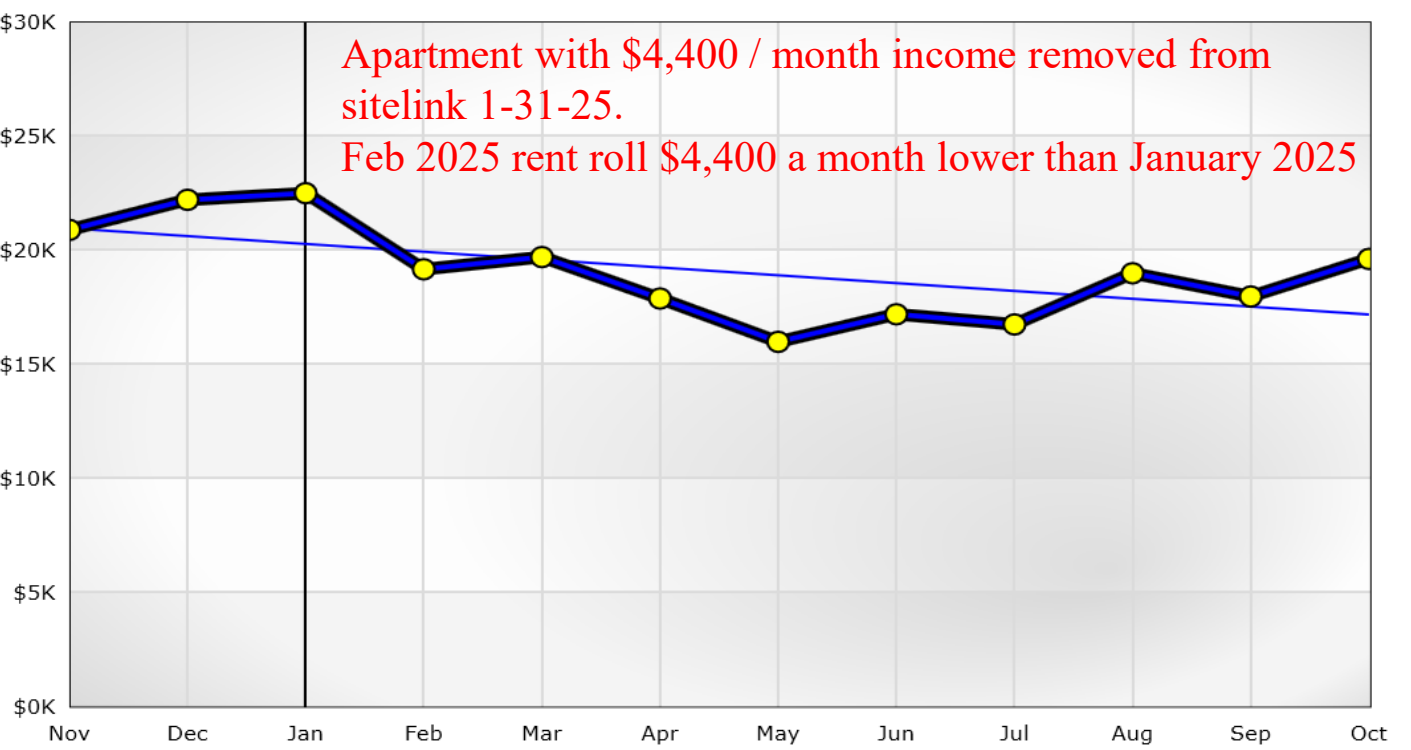
# Unit Groups - Rates Over Area

Isleton River Storage - Friday, February 28, 2025 - Showing all existing units

Type	W	L	Total Units	Occ. Units	Total Area	Occ. Area	Σ SR	Σ LR
Container	8	10	4	4	320	320	\$640.00	\$465.00
Container	8	20	31	29	4,960	4,640	\$4,960.00	\$3,863.00
Double Door	10	20	10	10	2,000	2,000	\$2,200.00	\$1,834.00
Drive-Up	5	10	14	12	700	600	\$1,050.00	\$968.00
Drive-Up	10	10	34	33	3,400	3,300	\$4,080.00	\$3,526.00
Drive-Up	5	5	12	5	300	125	\$720.00	\$319.00
Drive-Up	12	34	8	8	3,264	3,264	\$2,600.00	\$2,430.00
Parking	0	20	21	19	0	0	\$1,260.00	\$1,071.00
Parking	0	30	22	21	0	0	\$1,650.00	\$1,378.00
Parking	0	25	23	22	0	0	\$1,610.00	\$1,211.00
Parking	0	35	25	24	0	0	\$2,000.00	\$1,700.00
System Test	1	1	1	1	1	1	\$1.10	\$1.00
Warehouse	10	25	17	16	4,250	4,000	\$2,550.00	\$1,731.00
			222	204	19,195	18,250	\$25,321.10	\$20,497.00

## Isleton River Storage

Total Deposits - Trailing 12 Months



# Container Expansion February 2024



Payment receipt

## You paid \$1,428.03

to ZipSpace Leasing LLC on 11/17/2025

Invoice no.	lease 21.11.1.25
Invoice amount	\$1,428.03
Total	\$1,428.03
Status	Paid
Payment method	Bank Wallet
Authorization ID	1AD6Q1QHL6PH

Thank you

**ZipSpace Leasing LLC**

+12093629534

steve@zipspacestorage.com

7777 W 11th St., Tracy, CA 95304

No additional transfer fees or taxes apply.

Intuit Payments Inc (PI) processes payments as an agent of the business. Payments processed by PI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by PI pursuant to PI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). PI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

## Occupied History

Friday, February 28, 2025

L043 - Isleton River RV Boat Storage, 101 H. Street, Isleton CA 95641 TEL: 916-777-7786

### Total Occupied as of the End of Each Month

Unit Type: Container

Size	Area	Total Units	Occupied	Feb 2025	Jan 2025	Dec 2024	Nov 2024	Oct 2024	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024	Jan 2024
8.0x10.0	80.0	4	100.0 %	4	4	4	4	4	4	4	4	4	4	4	4	4	4
8.0x20.0	160.0	31	93.5 %	29	29	28	27	25	24	24	18	17	14	11	10	8	8
		35	94.3 %	33	33	32	31	29	28	28	22	21	18	15	14	12	12



# Unit Groups - Physical Occupancy & Rates

Isleton River Storage - Sunday, November 30, 2025 - Showing all existing units

Type	W	L	Total Units	Occ. Units	Vac. Units	Unit Occ.	Total Area	Occ. Area	Vac. Area	Area Occ.	Σ SR	Σ LR
Container	8	10	4	4	0	100.0%	320	320	0	100.0%	\$680.00	\$486.00
Container	8	20	31	27	4	87.1%	4,960	4,320	640	87.1%	\$5,270.00	\$3,612.60

## Occupied Units Report

Thursday, November 6, 2025

Printed on Thursday, November 6, 2025 4:54:22PM 1/76

043 - Isleton River RV Boat Storage, 101 H. Street, Isleton CA 95641 TEL: 916-777-7786

Type: Container	Unit	Name	Company	Type	Size	Area	Standard Rate	Rental Rate	Variance	Var%	Lease Date	Paid Thru	Days Same	Scheduled Rate	Scheduled Date
	C073	Nakahara, D		Container	8x20	160.00	170.00	160.00	10.00	5.9%	4/1/2025	11/30/2025	220		
	C074	Davis-Acosta, L		Container	8x20	160.00	170.00	160.00	10.00	5.9%	3/4/2023	11/30/2025	159		
	C075	Huber, B		Container	8x20	160.00	170.00	160.00	10.00	5.9%	3/16/2018	10/31/2025	645	170.00	1/1/2026
	C077	Walters, S		Container	8x20	160.00	170.00	104.00	66.00	38.8%	5/4/2024	11/30/2025	159		
	C078	Ross, D		Container	8x20	160.00	170.00	193.00	-23.00	-13.5%	3/27/2023	11/30/2025	555		
	C079	Huber, B		Container	8x20	160.00	170.00	160.00	10.00	5.9%	5/18/2018	10/31/2025	645	170.00	1/1/2026
	C081	purdue, V		Container	8x20	160.00	170.00	160.00	10.00	5.9%	1/22/2025	11/30/2025	289		
	C082	Maldonado, S		Container	8x20	160.00	170.00	99.00	71.00	41.8%	11/15/2024	10/31/2025	357	107.00	12/1/2025
	C086	Stupa, A		Container	8x20	160.00	170.00	160.00	10.00	5.9%	5/3/2025	11/30/2025	188		
	C087	Harper, E		Container	8x20	160.00	170.00	104.00	66.00	38.8%	5/28/2024	10/31/2025	129		
	C088	Cardenas, S		Container	8x20	160.00	170.00	160.00	10.00	5.9%	5/22/2024	11/30/2025	358	170.00	1/1/2026
	C089	Roberts, R		Container	8x20	160.00	170.00	160.00	10.00	5.9%	5/9/2025	8/31/2025	182		
	C092	Harper, E		Container	8x20	160.00	170.00	104.00	66.00	38.8%	6/5/2024	10/31/2025	129		
	C093	Gustavson, E		Container	8x20	160.00	170.00	104.00	66.00	38.8%	5/29/2024	10/31/2025	129		
	C094	Andorfer, P	CleanSigns	Container	8x20	160.00	170.00	99.00	71.00	41.8%	10/22/2024	11/30/2025	381	107.00	12/1/2025
	C096	Vane, S		Container	8x20	160.00	170.00	104.00	66.00	38.8%	7/11/2024	9/30/2025	98		
	C097	Collins, R		Container	8x20	160.00	170.00	104.00	66.00	38.8%	8/1/2024	11/30/2025	67		
	C098	Vidal, G		Container	8x20	160.00	170.00	160.00	10.00	5.9%	2/18/2025	11/30/2025	262		
	C099	Rivas, J		Container	8x20	160.00	170.00	104.00	66.00	38.8%	8/23/2024	11/30/2025	37		
	C100	Geller, L		Container	8x20	160.00	170.00	160.00	10.00	5.9%	3/9/2024	11/30/2025	220		
	C103	Reimche, J		Container	8x20	160.00	170.00	99.00	71.00	41.8%	9/25/2025	11/30/2025	43		
	C104	Glassman, S		Container	8x20	160.00	170.00	93.60	76.40	44.9%	8/21/2024	11/30/2026	30		
	C105	Cooper, J		Container	8x20	160.00	170.00	104.00	66.00	38.8%	8/14/2024	10/31/2025	67		
	C106	Roberts, R		Container	8x20	160.00	170.00	107.00	63.00	37.1%	10/15/2024	8/31/2025	6		
	C107	Apple, G		Container	8x20	160.00	170.00	170.00		0.0%	10/27/2025	11/30/2025	11		
	C108	Johnson, D		Container	8x20	160.00	170.00	160.00	10.00	5.9%	5/14/2025	11/30/2025	177		
	C109	Chase, P		Container	8x20	160.00	170.00	160.00	10.00	5.9%	12/28/2024	11/30/2025	314		
	D0001	Reimche, M		Container	8x10	80.00	170.00	130.00	40.00	23.5%	10/30/2018	10/31/2025	220		
	D0002	Sweet, P		Container	8x10	80.00	170.00	99.00	71.00	41.8%	8/23/2007	11/30/2025	251		
	D0003	Taufa, F		Container	8x10	80.00	170.00	153.00	17.00	10.0%	6/3/2021	8/31/2025	67		
	D0004	Roel, M		Container	8x10	80.00	170.00	104.00	66.00	38.8%	1/21/2014	11/30/2025	251		
Subtotal	31					4,640.00		4,098.60							

2025 does not include 1,200 sq foot apartment

## Unit Groups - Physical Occupancy & Rates

Isleton River Storage - Thursday, February 20, 2025 - Showing all existing units

Type	lk	w	L	Total Units	Occ. Units	Vac. Units	Unit Occ.	Total Area	Occ. Area	Vac. Area	Area Occ.	Standard Σ SR Rate	Occupied Σ LR Rate	
Container		8	10	4	4	0	100.0%	320	320	0	100.0%	\$640.00	\$452.00	"Apartment" \$4,000 removed from system
Container		8	20	31	29	2	93.5%	4,960	4,640	320	93.5%	\$4,960.00	\$3,863.00	
Double Door		10	20	10	10	0	100.0%	2,000	2,000	0	100.0%	\$2,200.00	\$1,821.00	
Drive-Up		5	10	14	10	4	71.4%	700	500	200	71.4%	\$1,050.00	\$805.00	owner comp unit to \$325
Drive-Up		10	10	34	25	9	73.5%	3,400	2,500	900	73.5%	\$4,080.00	\$2,560.00	
Drive-Up		5	5	12	5	7	41.7%	300	125	175	41.7%	\$720.00	\$319.00	
Drive-Up		12	34	8	8	0	100.0%	3,264	3,264	0	100.0%	\$2,600.00	\$805.00	
Parking		0	20	21	17	4	81.0%	0	0	0		\$1,260.00	\$953.00	
Parking		0	30	22	19	3	86.4%	0	0	0		\$1,650.00	\$1,238.00	
Parking		0	25	23	21	2	91.3%	0	0	0		\$1,610.00	\$1,117.00	
Parking		0	35	25	24	1	96.0%	0	0	0		\$2,000.00	\$1,700.00	
System Test		1	1	1	1	0	100.0%	1	1	0	100.0%	\$1.10	\$1.00	
Warehouse		10	20	17	15	2	88.2%	3,400	3,000	400	88.2%	\$2,550.00	\$1,614.00	
				222	188	34	84.7%	18,345	16,350	1,995	89.1%	\$25,321.10	\$17,248.00	

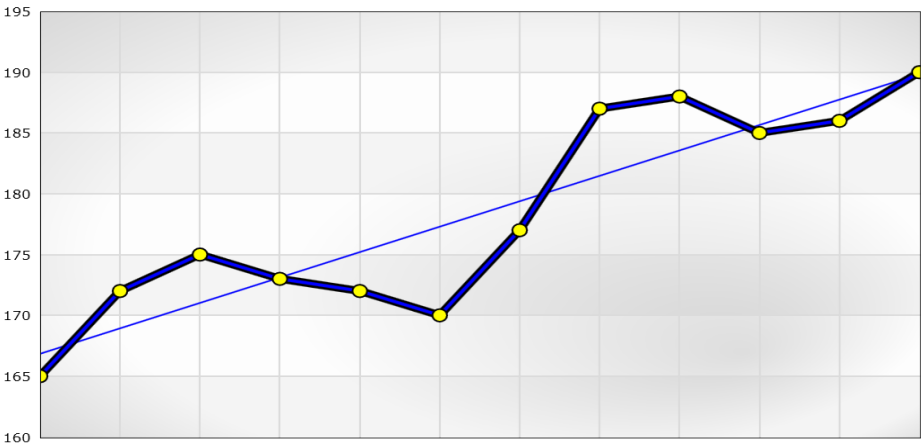
## Unit Groups - Physical Occupancy & Rates

Isleton River Storage - Tuesday, February 20, 2024 - Showing all existing units

Type	lk	w	L	Total Units	Occ. Units	Vac. Units	Unit Occ.	Total Area	Occ. Area	Vac. Area	Area Occ.	Standard Σ SR Rate	Actual Σ LR Rate
Apartment		25	50	1	1	0	100.0%	1,250	1,250	0	100.0%	\$4,000.00	\$4,000.00
Container		8	10	4	4	0	100.0%	320	320	0	100.0%	\$680.00	\$436.00
Container		8	20	14	14	0	100.0%	2,240	2,240	0	100.0%	\$2,447.00	\$1,810.00
Double Door		10	20	10	10	0	100.0%	2,000	2,000	0	100.0%	\$2,100.00	\$1,574.00
Drive-Up		5	10	14	14	0	100.0%	700	700	0	100.0%	\$1,115.00	\$1,102.00
Drive-Up		10	10	34	33	1	97.1%	3,400	3,300	100	97.1%	\$4,080.00	\$3,333.00
Drive-Up		5	5	12	10	2	83.3%	300	250	50	83.3%	\$780.00	\$616.00
Drive-Up Owner-Comp		12	34	8	8	0	100.0%	3,264	3,264	0	100.0%	\$2,325.00	\$830.00
Parking		0	20	21	19	2	90.5%	0	0	0		\$1,364.00	\$1,029.00
Parking		0	30	19	18	1	94.7%	0	0	0		\$1,316.00	\$1,152.00
Parking		0	25	22	22	0	100.0%	0	0	0		\$1,426.00	\$1,123.00
Parking		0	35	23	22	1	95.7%	0	0	0		\$1,603.00	\$1,449.00
System Test		1	1	1	1	0	100.0%	1	1	0	100.0%	\$1.00	\$10.00
Warehouse		10	20	18	17	1	94.4%	3,600	3,400	200	94.4%	\$2,250.00	\$1,714.00
				201	193	8	96.0%	17,075	16,725	350	98.0%	\$25,487.00	\$20,178.00

### Isleton River Storage

Occupied Units - Trailing 12 Months



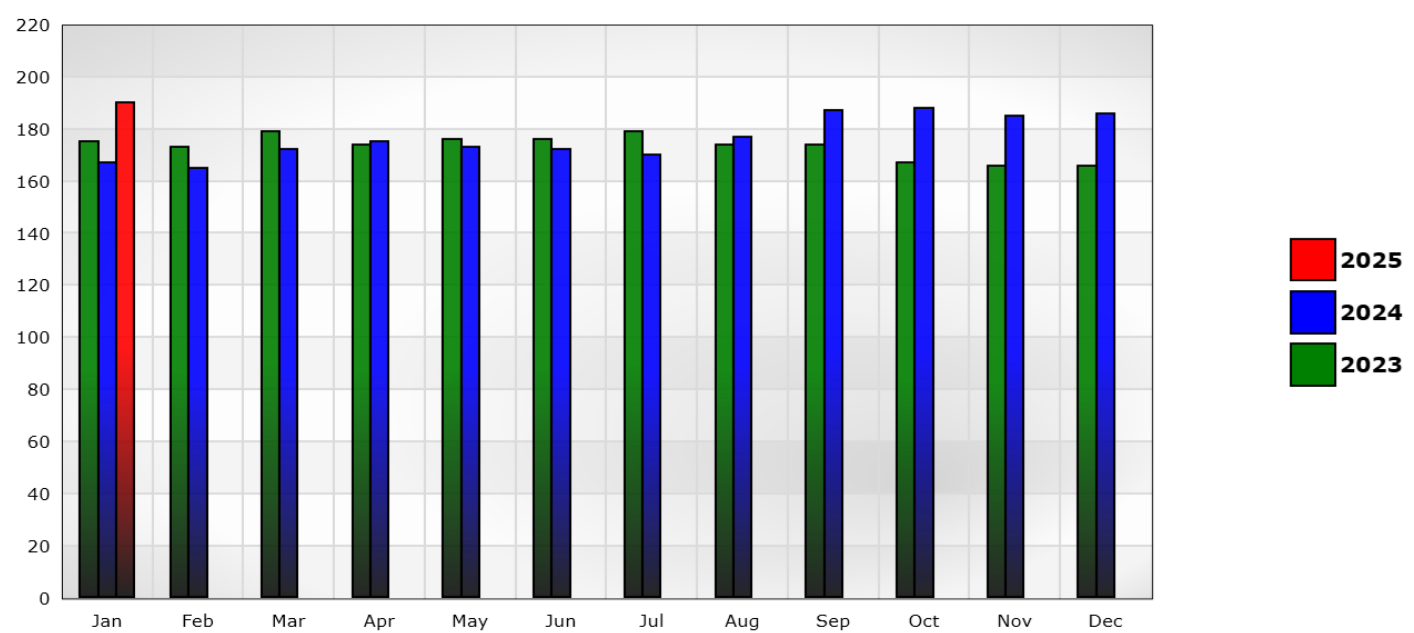




## Isleton River Storage

Occupied Units - Seasonal 2025

20 new containers installed in February 2024,  
these were filled 100% December 2024





Inside 5,000 sq ft warehouse



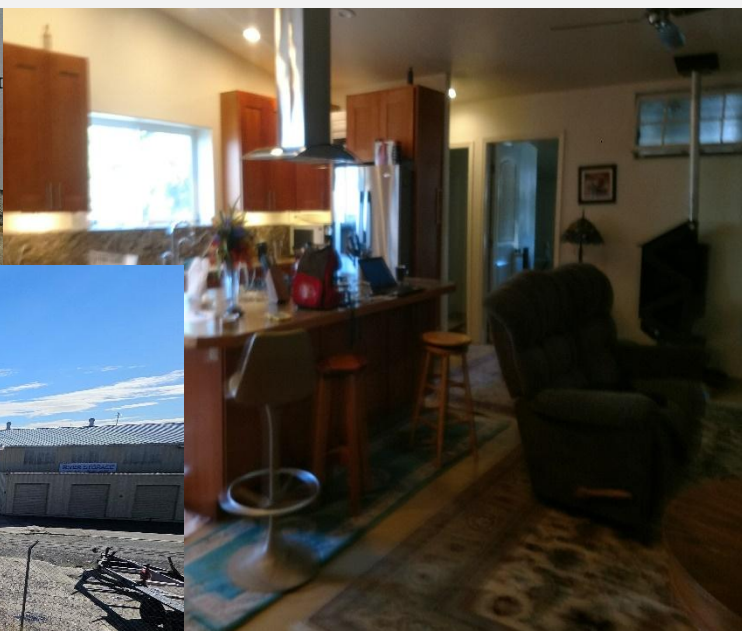
From Highway 160



Storage Units



2 bd, 2 ba, great room, laundry room



From Highway 160



View from apartment front deck



Include ~80 foot wide strip on the Sacramento River. There are still ~ 20 pylons still in place, making a dock possible