

Management Summary

Wednesday, May 27, 2026

L002 - Broomfield Storage, 7101 West 117th Ave, Broomfield CO 80020 TEL: 303-469-8283

	Daily	Month-To-Date	Fiscal YTD
From	May-27-2026	May-01-2026	Jan-01-2026
To	May-27-2026	May-27-2026	May-27-2026
Deposits			
Cash	0.00	160.00	1,270.00
Check	0.00	2,632.00	9,499.11
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	0.00	9,208.91	45,676.25
SubTotal	0.00	12,000.91	56,445.36
Misc Deposit	0.00	0.00	0.00
Total	0.00	12,000.91	56,445.36

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

Rent	110.00	10,263.23	49,408.00
Recurring	0.00	0.00	0.00
Late Fee	0.00	508.00	1,954.00
NSF Fee	0.00	0.00	0.00
Admin Fee	0.00	260.00	740.00
Insurance	0.00	1,029.68	4,353.36
Other	0.00	50.00	100.00
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	0.00	0.00
Tax 1	0.00	0.00	0.00
Tax 2	0.00	0.00	0.00
Total	110.00	12,110.91	56,555.36

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	110.00	645.43
Current Rent	0.00	9,112.80
Past Due Rent	0.00	505.00
Total	110.00	10,263.23

Current Late Fee	0.00	376.00
Past Due Late Fee	0.00	132.00
Total	0.00	508.00

NSF Reversals

	0	1	1
Total	0.00	75.00	205.00

Concessions (Credits Issued)

Rent	0.00	250.00	2,025.00
Rent (Bad Debt)	0.00	85.00	1,365.00
Late Fees	0.00	100.00	2,366.00
Taxes	0.00	0.00	0.00
Other	0.00	10.00	629.50
Total	0.00	445.00	6,385.50

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	0.00	0.00
Rent (Non-Expiring)	0.00	2,635.00	5,555.00

Bad Debts

	0.00	0.00	0.00
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Activity

Move-Ins	1	13	38
Insurance	1	15	37
Move-Outs	1	12	28
Transfers	0	0	2
Rented Area Increase	70	-40	840
Collection Notes	0	47	206
Auctions	0	0	2

Leads

SpareFoot Leads	0	4	20
Phone Leads	0	0	0
Web Leads	0	14	43
Walk-In Leads	0	1	2
Leads Converted	1	13	38

As of Wednesday, May 27, 2026

Occupancy	Units	%Units	Area	%Area
Occupied	128	86.5%	11,138	89.2 %
Vacant*	19	12.8%	1,274	10.2 %
Unrentable	1	0.7%	80	0.6 %
Complimentary	0		0	
Total	148	100.0%	12,492	100.0 %

Waiting List	0	Autobilled**	78	
Overlocked**	5	Insurance**	103	Per Area
Gross Potential Rates			13,040	100.0%
Gross Unrentable Unit Rates			90	0.7%
Gross Vacant Unit Rates			915	7.0%
Gross Occupied Unit Rates			12,035	92.3%
Gross Complimentary Unit Rates ₂			0	0.0%
Actual Occupied Unit Rates			10,605	81.3%
Occupied Rate Variance			1,430	11.0%
Effective Rate after Concessions			10,355	79.4%

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	0.00	0	0.0	0.0	0.0
11-30	853.00	5	3.9	6.5	8.0
31-60	0.00	0	0.0	0.0	0.0
61-90	0.00	0	0.0	0.0	0.0
91-120	0.00	0	0.0	0.0	0.0
121-180	0.00	0	0.0	0.0	0.0
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	853.00	5	3.9	6.5	8.0

Delinquency (Current tenants >30 days)

Rent	0.00
Other	0.00
Taxes	0.00
Total	0.00

Liabilities

	Units	Amount
Prepaid Rent	6	430.11
Prepaid Insurance	4	20.16
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	1	10.00

Rent Last Change

Units	Rent Variances	Units
0 - 6 Months	< 0%	43
6 - 12 Months	0 - 15%	21
12 - 18 Months	15 - 30%	16
18 - 24 Months	30 - 50%	30
> 24 Months	> 50%	18
Total	Total	128

Owners' Alert

	Total	Tenants	Units
Standard rates unchanged > 360 days	71	Occupied	128
Tenants rates unchanged > 360 days	22	Insurance	102 80%
Days with payments and no daily close	1	ACH Billed	0 0%
Backdated payments	0	Credit Card	67 52%
Backdated charges	0	Paid Online	25 20%
Deleted payments	1		
Deleted charges	0		
Deleted units	0	Insurance	
Unit size changes	0	Premiums	1,025.00
Program defaults changes	0	Coverage	205,000.00

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