

# Occupancy Statistics

Friday, October 18, 2024

L002 - Broomfield Storage, 7101 West 117th Ave, Broomfield CO 80020

Unit Type: Drive Up

		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
4x8	32.0	32.0	1	0	0	1	30.00	30	30	30	0	0	0	100.0%	100.0%	100.0%	100.0%
4x8	32.0	224.0	0	7	0	7	35.00	245	0	0	245	0	0	0.0%	0.0%	0.0%	0.0%
4x8	32.0	320.0	10	0	0	10	45.00	450	450	630	0	-180	0	140.0%	100.0%	100.0%	140.0%
5x8	40.0	40.0	1	0	0	1	30.00	30	30	30	0	0	0	100.0%	100.0%	100.0%	100.0%
5x8	40.0	80.0	2	0	0	2	35.00	70	70	70	0	0	0	100.0%	100.0%	100.0%	100.0%
5x8	40.0	80.0	0	2	0	2	45.00	90	0	0	90	0	0	0.0%	0.0%	0.0%	0.0%
5x8	40.0	120.0	3	0	0	3	50.00	150	150	155	0	-5	0	103.3%	100.0%	100.0%	103.3%
5x10	50.0	50.0	0	1	0	1	35.00	35	0	0	35	0	0	0.0%	0.0%	0.0%	0.0%
5x10	50.0	50.0	1	0	0	1	50.00	50	50	50	0	0	0	100.0%	100.0%	100.0%	100.0%
5x10	50.0	650.0	4	9	0	13	60.00	780	240	240	540	0	0	100.0%	30.8%	30.8%	30.8%
5x10	50.0	750.0	15	0	0	15	75.00	1,125	1,125	1,125	0	0	0	100.0%	100.0%	100.0%	100.0%
8x10	80.0	80.0	1	0	0	1	45.00	45	45	45	0	0	0	100.0%	100.0%	100.0%	100.0%
8x10	80.0	80.0	1	0	0	1	50.00	50	50	50	0	0	0	100.0%	100.0%	100.0%	100.0%
8x10	80.0	80.0	1	0	0	1	60.00	60	60	60	0	0	0	100.0%	100.0%	100.0%	100.0%
8x10	80.0	320.0	4	0	0	4	65.00	260	260	260	0	0	0	100.0%	100.0%	100.0%	100.0%
8x10	80.0	80.0	1	0	0	1	70.00	70	70	70	0	0	0	100.0%	100.0%	100.0%	100.0%
8x10	80.0	1,600.0	3	16	1	20	80.00	1,600	240	240	1,280	0	0	100.0%	15.0%	15.0%	15.0%
8x10	80.0	4,480.0	56	0	0	56	90.00	5,040	5,040	5,490	0	-450	0	108.9%	100.0%	100.0%	108.9%
8x12	96.0	96.0	1	0	0	1	110.00	110	110	80	0	30	0	72.7%	100.0%	100.0%	72.7%
10x10	100.0	100.0	0	1	0	1	100.00	100	0	0	100	0	0	0.0%	0.0%	0.0%	0.0%
10x15	150.0	300.0	0	2	0	2	120.00	240	0	0	240	0	0	0.0%	0.0%	0.0%	0.0%
10x15	150.0	150.0	1	0	0	1	150.00	150	150	150	0	0	0	100.0%	100.0%	100.0%	100.0%
10x20	200.0	200.0	0	1	0	1	120.00	120	0	0	120	0	0	0.0%	0.0%	0.0%	0.0%
10x20	200.0	400.0	1	1	0	2	160.00	320	160	160	160	0	0	100.0%	50.0%	50.0%	50.0%
10x20	200.0	2,200.0	11	0	0	11	200.00	2,200	2,200	2,260	0	-60	0	102.7%	100.0%	100.0%	102.7%
		12,562.0	118	40	1	159		13,420	10,530	11,195	2,810	-665	0	106.3%	74.2%	76.4%	83.4%

Occupied Area	9,598.0		<u>Occupied</u>		<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>
Vacant Area	2,884.0		Average Area/Unit	81.3	72.1	80.0	79.0
Unrentable Area	80.0		Average Rent/Unit	94.87	70.25	80.00	84.40
Total Area	12,562.0		Average Rent/Area	1.17	0.97	1.00	1.07

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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	4	4	5	19	19	13	13	41
Percentage of Occupied Units	3.4	3.4	4.2	16.1	16.1	11.0	11.0	34.7
Average Rent/Unit	71.25	68.75	57.00	71.84	103.42	83.85	91.54	99.39
Average Area/Unit	100.0	80.0	46.4	66.9	93.3	72.8	81.8	87.6

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	1	1	5	17	44	19	20
Percentage of Occupied Units	0.0	0.9	0.9	4.7	15.9	41.1	17.7	18.7
Average Rent/Unit	0.00	60.00	60.00	78.00	85.88	80.91	65.53	79.75
Average Area/Unit	0.0	50.0	50.0	82.0	98.5	76.6	62.2	86.3

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		12,562.0	118	40	1	159		13,420	10,530	11,195	2,810	-665	0	106.3%	74.2%	76.4%	83.4%
						<b>% of Total</b>	<b>Per Area</b>				<b>Occupied</b>	<b>Vacant</b>	<b>Unrentable</b>		<b>Total</b>		
	Gross Potential Rates	(1)			13,420	100.0%	1.07		Units	118	40	1	159				
	Gross Unrentable Unit Rates			80	0.6%	1.00		% of Units	74.2%	25.2%	0.6%	100.0%					
	Gross Vacant Unit Rates			2,810	20.9%	0.97		Area	9,598.0	2,884.0	80.0	12,562.0					
	Gross Occupied Unit Rates			10,530	78.5%	1.10		% of Area	76.4%	23.0%	0.6%	100.0%					
	Gross Complimentary Unit R	(2)		0	0.0%	0.00		Standard Rate	10,530.00	2,810.00	80.00	13,420.00					
	Actual Occupied Unit Rates	(3)		11,195	83.4%	1.17		% of Standard Rate	78.5%	20.9%	0.6%	100.0%					
	Occupied Rate Variance	(4)		-665	-5.0%	-0.07		Average Area/Unit	81.34	72.1	80.0	79.0					
								Average Rent/Unit	94.87	70.25	80.00	84.40					
								Average Rent/Area	1.17	0.97	1.00	1.07					

## 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