

Site Inspection

Wednesday, December 31, 2025

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

Managers:

	Dec 2025	Nov 2025	Oct 2025	Sep 2025
Receipts				
Cash	1,575.28	705.50	846.50	2,212.16
Check	1,664.00	1,913.00	2,428.00	1,795.48
ACH Debit	4,392.00	1,842.00	1,842.00	1,842.00
Debit Card	0.00	0.00	0.00	0.00
Charge Card	15,802.20	11,906.26	14,463.47	12,083.24
Misc Deposit	0.00	0.00	0.00	0.00
Total	23,433.48	16,366.76	19,579.97	17,932.88

Payment Receipts

Rent	21,834.83	15,075.05	18,066.89	16,412.27
Recurring	0.00	0.00	0.00	0.00
Late Fee	90.00	140.00	150.00	251.00
NSF Fee	0.00	0.00	0.00	0.00
Admin Fee	40.00	20.00	30.00	40.00
Insurance	1,429.65	1,041.71	1,151.74	1,035.95
Other	0.00	90.00	181.34	193.66
Misc Deposit	0.00	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00	0.00
Merchandise	39.00	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
Total	23,433.48	16,366.76	19,579.97	17,932.88

Collections

(Receipts collected towards rent.)

Prepaid Rent	6,634.44	833.24	3,036.86	818.52
Current Rent	13,901.89	13,205.81	14,544.87	14,219.96
Past Due Rent	1,298.50	1,036.00	485.16	1,373.79

Charges

Rent	19,206.23	18,513.71	18,462.40	18,317.47
Late Fee	480.00	475.00	430.00	400.00
Other	279.00	75.00	580.00	300.00
Taxes	0.00	0.00	0.00	0.00
Total	19,965.23	19,063.71	19,472.40	19,017.47

Concessions

(Credits applied to reporting period's charges)

Rent	1,378.30	582.43	985.66	1,049.50
Late Fee	280.00	195.00	210.00	254.00
Other	235.50	357.16	355.50	391.00
Total	1,893.80	1,134.59	1,551.16	1,694.50

Discounts

(Variances from standard rates.)

Rent	4,719.70	4,967.12	4,229.54	4,415.80
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Ratios (%): Rent

Prepaid Collect/GrPot	25.0%	3.1%	11.5%	3.2%
Current Collect/GrPot	52.4%	49.8%	54.9%	56.2%
Past Collect/GrPot	4.9%	3.9%	1.8%	5.4%
Rent Charges/GrPot	72.5%	69.8%	69.7%	72.3%

Comments:

Inspected by

	Dec 2025	Nov 2025	Oct 2025	Sep 2025
Facility				
Occupied	189	190	190	189
Vacant*	23	22	22	23
Unrentable	10	10	10	10
Complimentary	7	7	7	7
Total Units	222	222	222	222
Total Area	19,195	19,195	19,195	19,195

Occupancy

Move-Ins	4	1	3	4
Move-Outs	5	1	2	2
Net	-1	0	1	2
Occupied Units	189	190	190	189
Occupied Area	16,597	17,205	17,205	17,205
% of Occupied Units	85.1%	85.6%	85.6%	85.1%
% of Occupied Area	86.5%	89.6%	89.6%	89.6%

Rental Rates Summary

Gross Potential	26,506	26,506	26,506	25,321
Gross Unrentable	1,355	1,175	1,175	1,105
Gross Vacant	2,185	1,825	1,825	1,880
Gross Occupied	22,966	23,506	23,506	22,336
Gross Complimentary	620	620	620	585
Actual Occupied	19,313	19,727	19,494	19,405
Occupied Variance	3,654	3,780	4,013	2,931
Economic Occupancy (%)	72.9%	74.4%	73.5%	76.6%

Report Explanation

*Vacancies do not include unrentable units.

Complimentary units are counted as rented.

GrPot = Gross Potential

Economic Occupancy = Actual Occupied/Gross Potential rates.