

Management Summary

Tuesday, December 31, 2024

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

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				As of Tuesday, December 31, 2024					
	From	Daily	Month-To-Date	Fiscal YTD	Occupancy	Units	%Units	Area	%Area
	To	Dec-31-2024	Dec-01-2024	Jan-01-2024	Occupied	187	83.9%	16,890	86.2 %
Deposits					Vacant*	29	13.0%	2,445	12.5 %
Cash		75.00	5,378.50	66,076.11	Unrentable	7	3.1%	260	1.3 %
Check		0.00	2,916.83	31,789.25	Complimentary	11		2,140	
ACH Debit		0.00	394.50	4,339.50	Total	223	100.0%	19,595	100.0 %
Debit Card		0.00	0.00	0.00	Waiting List	2	Autobilled**	81	
Charge Card		0.00	13,483.89	137,663.67	Overlocked**	17	Insurance**	70	Per Area
SubTotal		75.00	22,173.72	239,868.53	Gross Potential Rates ¹			29,321	100.0%
Misc Deposit		0.00	0.00	0.00	Gross Unrentable Unit Rates			625	2.1%
Total		75.00	22,173.72	239,868.53	Gross Vacant Unit Rates			3,120	10.6%
Payment Receipts					Gross Occupied Unit Rates			25,576	87.2%
(Note: Receipts will only match deposits made within the same period.)					Gross Complimentary Unit Rates ²			2,090	7.1%
Deposits are based on fiscal dates. Receipts are calendar based.)					Actual Occupied Unit Rates			20,988	71.6%
Rent		61.50	21,214.90	225,876.55	Occupied Rate Variance			4,588	15.6%
Recurring		0.00	0.00	0.00	Effective Rate after Concessions	³		20,433	69.7%
Late Fee		0.00	60.00	2,090.00	Total	21			1.21
NSF Fee		0.00	0.00	100.00	Unpaid Charges (Current tenants)				
Admin Fee		0.00	20.00	740.00	Days	Amount	Units	%Units	%GrossPot
Insurance		13.50	845.82	8,483.98	0-10	75.00	0	0.0	0.3
Other		0.00	30.00	2,343.00	11-30	2,373.50	9	4.8	8.1
Misc Deposit		0.00	0.00	0.00	31-60	1,172.50	5	2.7	4.0
Security Deposit		0.00	0.00	0.00	61-90	178.50	0	0.0	0.6
Merchandise		0.00	3.00	235.00	91-120	369.50	3	1.6	1.3
Tax 1		0.00	0.00	0.00	121-180	373.50	1	0.5	1.3
Tax 2		0.00	0.00	0.00	181-360	248.87	3	1.6	1.8
Total		75.00	22,173.72	239,868.53	>360	0.00	0	0.0	0.0
Collections	(Receipts collected towards rent and late fees.)				Total	4,791.37	21	11.2	16.3
Prepaid Rent		0.00	3,405.97						22.8
Current Rent		61.50	17,203.93		Delinquency (Current tenants >30 days)				
Past Due Rent		0.00	605.00		Rent	1,686.87	12	6.40	5.80
Total		61.50	21,214.90		Other	656.00			8.00
Current Late Fee		0.00	40.00		Taxes	0.00			
Past Due Late Fee		0.00	20.00		Total	2,342.87			
Total		0.00	60.00		Liabilities	Units	Amount		
NSF Reversals		0	5	11	Prepaid Rent	30	6,589.08		
		0.00	855.50	1,499.00	Prepaid Insurance	5	96.90		
Concessions	(Credits Issued)				Prepaid Recurring Charges	0	0.00		
Rent		96.00	333.50	3,945.45	Security Deposits (Cash)	0	0.00		
Rent (Bad Debt)		0.00	0.00	5,283.23	Rent Last Change	Units	Rent Variances	Units	
Late Fees		10.00	100.00	2,061.00	0 - 6 Months	107	< 0%	41	
Taxes		0.00	0.00	0.00	6 - 12 Months	68	0 - 15%	95	
Other		0.00	172.50	2,706.53	12 - 18 Months	9	15 - 30%	20	
Total		106.00	606.00	13,996.21	18 - 24 Months	0	30 - 50%	22	
Discounts	(Variances from standard rates.)				> 24 Months	3	> 50%	9	
Rent (Expiring)		0.00	221.65	2,015.27	Total	187	Total	187	
Rent (Non-Expiring)		0.00	5,109.00	57,480.61	Owners' Alert	Total	Tenants		
Bad Debts		0.00	0.00	223.50	Standard rates unchanged > 360 days	1	Occupied	187	
Activity					Tenants rates unchanged > 360 days	8	Insurance	71	
Move-Ins		0	1	71	Days with payments and no daily close	0	ACH Billed	4	
Insurance		0	1	65	Backdated payments	0	Credit Card	76	
Move-Outs		0	0	60	Backdated charges	0	Paid Online	7	
Transfers		0	0	31	Deleted payments	1		4%	
Rented Area Increase		0	160	1,090	Deleted charges	0			
Collection Notes		0	94	539	Deleted units	0	<u>Insurance</u>		
Auctions		0	0	1	Unit size changes	0	Premiums	958.50	
Leads					Program defaults changes	0	Coverage	355,000.00	
SpareFoot Leads		0	0	0	Report Explanation				
Phone Leads		0	1	49	(*) Vacancies do not include unrentable units.				
Web Leads		0	1	40	(**) Reported values reflect the current tenant status.				
Walk-In Leads		0	0	41	(1) Gross Pot. Rent = sum of Std.Rental Rates as of the report date				
Leads Converted		0	1	64	(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				