

# Management Summary

## Sunday, June 30, 2024

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

	Daily	Month-To-Date	Fiscal YTD
From	Jun-30-2024	Jun-01-2024	Jan-01-2024
To	Jun-30-2024	Jun-30-2024	Jun-30-2024
<b>Deposits</b>			
Cash	0.00	160.00	748.67
Check	0.00	3,935.00	17,332.00
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	195.00	9,360.17	58,126.35
SubTotal	195.00	13,455.17	76,207.02
Misc Deposit	0.00	0.00	0.00
Total	195.00	13,455.17	76,207.02

### Payment Receipts

(Note: Receipts will only match deposits made within the same period.

Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	185.00	11,664.16	65,593.88
Recurring	0.00	0.00	0.00
Late Fee	0.00	645.00	3,728.00
NSF Fee	0.00	0.00	0.00
Admin Fee	0.00	100.00	800.00
Insurance	10.00	996.01	5,665.14
Other	0.00	50.00	420.00
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	195.00	13,455.17	76,207.02

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

Prepaid Rent	185.00	3,611.00	
Current Rent	0.00	7,640.16	
Past Due Rent	0.00	413.00	
Total	185.00	11,664.16	
Current Late Fee	0.00	372.00	
Past Due Late Fee	0.00	273.00	
Total	0.00	645.00	

NSF Reversals	0	0	1
	0.00	0.00	100.00

### Concessions (Credits Issued)

Rent	0.00	165.00	1,340.00
Rent (Bad Debt)	0.00	295.00	6,350.00
Late Fees	0.00	890.00	5,957.00
Taxes	0.00	0.00	0.00
Other	0.00	195.00	1,297.00
Total	0.00	1,545.00	14,944.00

### Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	0.00	0.00
Rent (Non-Expiring)	0.00	1,155.00	2,070.00

Bad Debts	0.00	0.00	168.00
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### Activity

Move-Ins	0	5	39
Insurance	0	5	36
Move-Outs	0	5	55
Transfers	0	0	0
Rented Area Increase	0	-10	-794
Collection Notes	0	4	22
Auctions	0	0	0

### Leads

SpareFoot Leads	0	5	27
Phone Leads	0	0	0
Web Leads	0	3	19
Walk-In Leads	0	4	24
Leads Converted	0	5	37

As of Sunday, June 30, 2024				
Occupancy	Units	%Units	Area	%Area
Occupied	116	71.2%	9,746	77.4 %
Vacant*	47	28.8%	2,846	22.6 %
Unrentable	0	0.0%	0	0.0 %
Complimentary	0		0	
Total	163	100.0%	12,592	100.0 %
Waiting List	1	Autobilled**	51	
Overlocked**	12	Insurance**	100	
Gross Potential Rates <sup>1</sup>			13,400	100.0%
Gross Unrentable Unit Rates			0	0.0%
Gross Vacant Unit Rates			2,490	18.6%
Gross Occupied Unit Rates			10,910	81.4%
Gross Complimentary Unit Rates			0	0.0%
Actual Occupied Unit Rates <sup>2</sup>			10,575	78.9%
Occupied Rate Variance			335	2.5%
Effective Rate after Concessions <sup>3</sup>			10,410	77.7%

### Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	0.00	0	0.0	0.0	0.0
11-30	1,459.00	1	0.9	10.9	13.8
31-60	570.00	7	6.0	4.3	5.4
61-90	10.00	0	0.0	0.1	0.1
91-120	0.00	0	0.0	0.0	0.0
121-180	30.00	2	1.7	0.2	0.3
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	2,069.00	10	8.6	15.4	19.6

### Delinquency (Current tenants >30 days)

Rent	342.00	5	4.30	2.60	3.20
Other	268.00				
Taxes	0.00				
Total	610.00				

### Liabilities

	Units	Amount
Prepaid Rent	24	4,536.00
Prepaid Insurance	12	259.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	1	10.00

### Rent Last Change

Rent Last Change	Units	Rent Variances	Units
0 - 6 Months	35	< 0%	72
6 - 12 Months	10	0 - 15%	18
12 - 18 Months	7	15 - 30%	13
18 - 24 Months	14	30 - 50%	13
> 24 Months	50	> 50%	0
Total	116	Total	116

### Owners' Alert

	Total	Tenants
Standard rates unchanged > 360 days	0	Occupied 116
Tenants rates unchanged > 360 days	2	Insurance 97 84%
Days with payments and no daily close	0	ACH Billed 0 0%
Backdated payments	0	Credit Card 44 38%
Backdated charges	0	Paid Online 25 22%
Deleted payments	0	
Deleted charges	0	
Deleted units	0	<b>Insurance</b>
Unit size changes	0	Premiums 985.00
Program defaults changes	0	Coverage 197,000.00

### 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

# Management Summary

## Wednesday, July 31, 2024

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

	Daily	Month-To-Date	Fiscal YTD
From	Jul-31-2024	Jul-01-2024	Jan-01-2024
To	Jul-31-2024	Jul-31-2024	Jul-31-2024
<b>Deposits</b>			
Cash	0.00	0.00	748.67
Check	60.00	2,095.00	19,427.00
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	565.00	10,015.53	68,141.88
SubTotal	625.00	12,110.53	88,317.55
Misc Deposit	0.00	0.00	0.00
Total	625.00	12,110.53	88,317.55

### Payment Receipts

(Note: Receipts will only match deposits made within the same period.)

Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	555.00	10,306.28	75,900.16
Recurring	0.00	0.00	0.00
Late Fee	20.00	417.00	4,145.00
NSF Fee	0.00	0.00	0.00
Admin Fee	0.00	220.00	1,020.00
Insurance	50.00	1,017.25	6,682.39
Other	0.00	150.00	570.00
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	625.00	12,110.53	88,317.55

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

Prepaid Rent	520.00	2,405.00	
Current Rent	35.00	7,655.28	
Past Due Rent	0.00	246.00	
Total	555.00	10,306.28	
Current Late Fee	20.00	333.00	
Past Due Late Fee	0.00	84.00	
Total	20.00	417.00	

NSF Reversals	0	0	1
	0.00	0.00	100.00

### Concessions (Credits Issued)

Rent	0.00	590.00	1,930.00
Rent (Bad Debt)	300.00	3,525.00	9,875.00
Late Fees	234.00	3,636.00	9,593.00
Taxes	0.00	0.00	0.00
Other	80.00	1,500.00	2,797.00
Total	614.00	9,251.00	24,195.00

### Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	0.00	0.00
Rent (Non-Expiring)	0.00	1,160.00	3,230.00

Bad Debts	0.00	0.00	168.00
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### Activity

Move-Ins	0	11	50
Insurance	0	9	45
Move-Outs	1	4	59
Transfers	0	1	1
Rented Area Increase	-80	400	-584
Collection Notes	0	0	22
Auctions	0	0	0

### Leads

SpareFoot Leads	0	8	35
Phone Leads	0	0	0
Web Leads	0	5	24
Walk-In Leads	0	6	30
Leads Converted	0	11	48

### As of Wednesday, July 31, 2024

Occupancy	Units	%Units	Area	%Area
Occupied	123	77.4%	10,146	80.8%
Vacant*	35	22.0%	2,336	18.6%
Unrentable	1	0.6%	80	0.6%
Complimentary	0		0	
Total	159	100.0%	12,562	100.0%
Waiting List	1	Autobilled**	51	
Overlocked**	12	Insurance**	100	
Gross Potential Rates <sup>1</sup>			13,905	100.0%
Gross Unrentable Unit Rates			80	0.6%
Gross Vacant Unit Rates			2,540	18.3%
Gross Occupied Unit Rates			11,285	81.2%
Gross Complimentary Unit Rates			0	0.0%
Actual Occupied Unit Rates <sup>2</sup>			11,900	85.6%
Occupied Rate Variance			-615	-4.4%
Effective Rate after Concessions <sup>3</sup>			11,310	81.3%

### Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	245.00	0	0.0	1.8	2.1
11-30	954.00	4	3.3	6.9	8.0
31-60	396.00	5	4.1	2.8	3.3
61-90	0.00	0	0.0	0.0	0.0
91-120	10.00	0	0.0	0.1	0.1
121-180	20.00	0	0.0	0.1	0.2
181-360	20.00	2	1.6	0.1	0.2
>360	0.00	0	0.0	0.0	0.0
Total	1,645.00	11	8.9	11.8	13.8

### Delinquency (Current tenants >30 days)

Rent	241.00	4	3.30	1.70	2.00
Other	205.00				
Taxes	0.00				
Total	446.00				

### Liabilities

	Units	Amount
Prepaid Rent	31	4,695.00
Prepaid Insurance	19	309.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	1	10.00

### Rent Last Change

Units	Rent Variances	Units
0 - 6 Months	< 0%	69
6 - 12 Months	0 - 15%	29
12 - 18 Months	15 - 30%	13
18 - 24 Months	30 - 50%	12
> 24 Months	> 50%	0
Total	Total	123

### Owners' Alert

	Total	Tenants
Standard rates unchanged > 360 days	0	Occupied 123
Tenants rates unchanged > 360 days	2	Insurance 103 84%
Days with payments and no daily close	0	ACH Billed 0 0%
Backdated payments	0	Credit Card 42 34%
Backdated charges	3	Paid Online 22 18%
Deleted payments	0	
Deleted charges	0	
Deleted units	4	Insurance
Unit size changes	4	Premiums 1,045.00
Program defaults changes	0	Coverage 209,000.00

### 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

# Management Summary

## Saturday, August 31, 2024

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

	<u>Daily</u>	<u>Month-To-Date</u>	<u>Fiscal YTD</u>
From	Aug-31-2024	Aug-01-2024	Jan-01-2024
To	Aug-31-2024	Aug-31-2024	Aug-31-2024
<b>Deposits</b>			
Cash	0.00	0.00	748.67
Check	220.00	1,596.00	21,023.00
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	615.00	10,474.64	78,616.52
SubTotal	835.00	12,070.64	100,388.19
Misc Deposit	0.00	0.00	0.00
Total	835.00	12,070.64	100,388.19

### Payment Receipts

(Note: Receipts will only match deposits made within the same period.

Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	750.00	10,134.03	86,034.19
Recurring	0.00	0.00	0.00
Late Fee	55.00	780.00	4,925.00
NSF Fee	0.00	70.00	70.00
Admin Fee	0.00	80.00	1,100.00
Insurance	30.00	906.61	7,589.00
Other	0.00	100.00	670.00
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	835.00	12,070.64	100,388.19

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

Prepaid Rent	675.00	1,755.97	
Current Rent	75.00	7,698.06	
Past Due Rent	0.00	680.00	
Total	750.00	10,134.03	
Current Late Fee	55.00	660.00	
Past Due Late Fee	0.00	120.00	
Total	55.00	780.00	

<b>NSF Reversals</b>	0	0	1
	0.00	0.00	100.00

### Concessions (Credits Issued)

Rent	0.00	215.00	2,145.00
Rent (Bad Debt)	0.00	85.00	9,960.00
Late Fees	0.00	310.00	9,903.00
Taxes	0.00	0.00	0.00
Other	0.00	0.00	2,797.00
Total	0.00	610.00	24,805.00

### Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	0.00	0.00
Rent (Non-Expiring)	0.00	850.00	4,080.00

<b>Bad Debts</b>	0.00	0.00	168.00
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### Activity

Move-Ins	0	4	54
Insurance	0	5	50
Move-Outs	0	6	65
Transfers	0	0	1
Rented Area Increase	0	-348	-932
Collection Notes	0	0	22
Auctions	0	0	0

### Leads

SpareFoot Leads	0	1	36
Phone Leads	0	0	0
Web Leads	0	4	28
Walk-In Leads	0	2	32
Leads Converted	0	4	52

### As of Saturday, August 31, 2024

<u>Occupancy</u>	<u>Units</u>	<u>%Units</u>	<u>Area</u>	<u>%Area</u>
Occupied	121	76.1%	9,798	78.0%
Vacant*	37	23.3%	2,684	21.4%
Unrentable	1	0.6%	80	0.6%
Complimentary	0		0	
Total	159	100.0%	12,562	100.0%
Waiting List	2	Autobilled**	51	
Overlocked**	12	Insurance**	100	
<b>Per Area</b>				
Gross Potential Rates <sup>1</sup>		13,865	100.0%	1.10
Gross Unrentable Unit Rates		80	0.6%	1.00
Gross Vacant Unit Rates		2,865	20.7%	1.07
Gross Occupied Unit Rates		10,920	78.8%	1.11
Gross Complimentary Unit Rates		0	0.0%	0.00
Actual Occupied Unit Rates <sup>2</sup>		11,530	83.2%	1.18
Occupied Rate Variance		-610	-4.4%	-0.06
Effective Rate after Concessions <sup>3</sup>		11,315	81.6%	1.15

### Unpaid Charges (Current tenants)

<u>Days</u>	<u>Amount</u>	<u>Units</u>	<u>%Units</u>	<u>%GrossPot</u>	<u>%Actual</u>
0-10	350.00	0	0.0	2.5	3.0
11-30	1,966.00	5	4.1	14.2	17.1
31-60	74.00	0	0.0	0.5	0.6
61-90	311.00	7	5.8	2.2	2.7
91-120	0.00	0	0.0	0.0	0.0
121-180	20.00	0	0.0	0.1	0.2
181-360	30.00	2	1.7	0.2	0.3
>360	0.00	0	0.0	0.0	0.0
Total	2,751.00	14	11.6	19.8	23.8

### Delinquency (Current tenants >30 days)

Rent	241.00	4	3.30	1.70	2.10
Other	194.00				
Taxes	0.00				
Total	435.00				

### Liabilities

	<u>Units</u>	<u>Amount</u>
Prepaid Rent	24	3,570.00
Prepaid Insurance	14	209.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	1	10.00

### Rent Last Change

<u>Units</u>	<u>Rent Variances</u>	<u>Units</u>
0 - 6 Months	< 0%	66
6 - 12 Months	0 - 15%	32
12 - 18 Months	15 - 30%	11
18 - 24 Months	30 - 50%	12
> 24 Months	> 50%	0
Total	Total	121

### Owners' Alert

	<u>Total</u>	<u>Tenants</u>		
Standard rates unchanged > 360 days	0	Occupied	121	
Tenants rates unchanged > 360 days	2	Insurance	104	86%
Days with payments and no daily close	0	ACH Billed	0	0%
Backdated payments	0	Credit Card	47	39%
Backdated charges	2	Paid Online	21	17%
Deleted payments	0			
Deleted charges	0			
Deleted units	0	<b>Insurance</b>		
Unit size changes	0	Premiums	1,055.00	
Program defaults changes	0	Coverage	211,000.00	

### 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

# Management Summary

## Monday, September 30, 2024

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

	Daily	Month-To-Date	Fiscal YTD
From	Sep-30-2024	Sep-01-2024	Jan-01-2024
To	Sep-30-2024	Sep-30-2024	Sep-30-2024
<b>Deposits</b>			
Cash	0.00	1,250.00	1,998.67
Check	0.00	2,565.00	23,588.00
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
<b>Charge Card</b>	<b>80.00</b>	<b>9,456.83</b>	<b>88,073.35</b>
SubTotal	80.00	13,271.83	113,660.02
Misc Deposit	0.00	0.00	0.00
<b>Total</b>	<b>80.00</b>	<b>13,271.83</b>	<b>113,660.02</b>

### Payment Receipts

(Note: Receipts will only match deposits made within the same period.)

Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	70.00	10,832.50	96,866.69
Recurring	0.00	0.00	0.00
Late Fee	0.00	1,045.00	5,970.00
NSF Fee	0.00	0.00	70.00
Admin Fee	0.00	80.00	1,180.00
Insurance	10.00	1,164.33	8,753.33
Other	0.00	150.00	820.00
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
<b>Total</b>	<b>80.00</b>	<b>13,271.83</b>	<b>113,660.02</b>

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

Prepaid Rent	70.00	2,244.00
Current Rent	0.00	7,947.50
Past Due Rent	0.00	641.00
<b>Total</b>	<b>70.00</b>	<b>10,832.50</b>
Current Late Fee	0.00	659.00
Past Due Late Fee	0.00	386.00
<b>Total</b>	<b>0.00</b>	<b>1,045.00</b>

### NSF Reversals

	0	0	1
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>

### Concessions (Credits Issued)

Rent	0.00	260.00	2,405.00
Rent (Bad Debt)	0.00	865.00	10,825.00
Late Fees	0.00	1,017.00	10,920.00
Taxes	0.00	0.00	0.00
Other	0.00	220.00	3,017.00
<b>Total</b>	<b>0.00</b>	<b>2,362.00</b>	<b>27,167.00</b>

### Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	0.00	0.00
Rent (Non-Expiring)	0.00	780.00	4,860.00

### Bad Debts

	0.00	0.00	168.00
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### Activity

Move-Ins	0	4	58
Insurance	0	3	53
Move-Outs	0	8	73
Transfers	0	0	1
Rented Area Increase	0	-160	-1,092
Collection Notes	0	1	23
Auctions	0	0	0

### Leads

SpareFoot Leads	0	0	36
Phone Leads	0	0	0
Web Leads	0	1	29
Walk-In Leads	0	3	35
Leads Converted	0	4	56

As of Monday, September 30, 2024				
Occupancy	Units	%Units	Area	%Area
Occupied	117	73.6%	9,638	76.7%
Vacant*	41	25.8%	2,844	22.6%
Unrentable	1	0.6%	80	0.6%
Complimentary	0		0	
<b>Total</b>	<b>159</b>	<b>100.0%</b>	<b>12,562</b>	<b>100.0%</b>
Waiting List	0	Autobilled**	51	
Overlocked**	12	Insurance**	100	
<b>Per Area</b>				
Gross Potential Rates <sup>1</sup>		13,215	100.0%	1.05
Gross Unrentable Unit Rates		80	0.6%	1.00
Gross Vacant Unit Rates		2,495	18.9%	0.88
Gross Occupied Unit Rates		10,640	80.5%	1.10
Gross Complimentary Unit Rates		0	0.0%	0.00
Actual Occupied Unit Rates <sup>2</sup>		11,255	85.2%	1.17
Occupied Rate Variance		-615	-4.7%	-0.06
Effective Rate after Concessions <sup>3</sup>		10,995	83.2%	1.14

### Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	0.00	0	0.0	0.0	0.0
11-30	1,443.00	8	6.8	10.9	12.8
31-60	192.00	1	0.9	1.5	1.7
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
<b>Total</b>	<b>1,635.00</b>	<b>9</b>	<b>7.7</b>	<b>12.4</b>	<b>14.5</b>

### Delinquency (Current tenants >30 days)

Rent	150.00	1	0.90	1.10	1.30
Other	42.00				
Taxes	0.00				
<b>Total</b>	<b>192.00</b>				

### Liabilities

	Units	Amount
Prepaid Rent	14	3,104.00
Prepaid Insurance	6	208.34
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	1	10.00

### Rent Last Change

Units	Rent Variances	Units
0 - 6 Months	112	< 0%
6 - 12 Months	3	0 - 15%
12 - 18 Months	0	15 - 30%
18 - 24 Months	1	30 - 50%
> 24 Months	1	> 50%
<b>Total</b>	<b>117</b>	<b>Total</b>

### Owners' Alert

	Total	Tenants
Standard rates unchanged > 360 days	0	Occupied 117
Tenants rates unchanged > 360 days	2	Insurance 100 85%
Days with payments and no daily close	0	ACH Billed 0 0%
Backdated payments	0	Credit Card 44 38%
Backdated charges	1	Paid Online 22 19%
Deleted payments	3	
Deleted charges	0	
Deleted units	0	<b>Insurance</b>
Unit size changes	0	Premiums 1,015.00
Program defaults changes	0	Coverage 203,000.00

### 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