Management Summary

Sunday, May 31, 2026

L001 - K and K Self Storage, 3951 Carson Ave, Evans CO 80620 TEL: 9703302244

	Daily	Month-To-Date	Fiscal YTD
From	May-31-2026	May-01-2026	Jan-01-2026
To	May-31-2026	May-31-2026	May-31-2026
Deposits			
Cash	0.00	1,118.00	4,948.00
Check	0.00	1,331.00	8,465.00
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	800.00	24,436.00	116,882.99
SubTotal	800.00	26,885.00	130,295.99
Misc Deposit	0.00	0.00	0.00
Total	800.00	26,885.00	130,295.99

Payment Receipts

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

	Daily	Month-To-Date	Fiscal YTD
Rent	750.00	24,076.00	117,710.32
Recurring	0.00	0.00	0.00
Late Fee	20.00	1,189.00	5,196.00
NSF Fee	0.00	0.00	35.00
Admin Fee	0.00	160.00	835.00
Insurance	30.00	1,150.00	5,654.67
Other	0.00	310.00	800.00
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	0.00	65.00
Tax 1	0.00	0.00	0.00
Tax 2	0.00	0.00	0.00
Total	800.00	26,885.00	130,295.99

Collections (Receipts collected towards rent and late fees.)

	Daily	Month-To-Date
Prepaid Rent	130.00	4,195.00
Current Rent	620.00	19,496.00
Past Due Rent	0.00	385.00
Total	750.00	24,076.00
Current Late Fee	20.00	707.00
Past Due Late Fee	0.00	482.00
Total	20.00	1,189.00

	Daily	Month-To-Date	Fiscal YTD
NSF Reversals	0	0	1
	0.00	0.00	430.00

Concessions (Credits Issued)

	Daily	Month-To-Date	Fiscal YTD
Rent	0.00	290.00	1,285.00
Rent (Bad Debt)	0.00	860.00	4,975.00
Late Fees	70.00	997.00	4,503.00
Taxes	0.00	0.00	0.00
Other	0.00	330.00	1,335.00
Total	70.00	2,477.00	12,098.00

Discounts (Variances from standard rates.)

	Daily	Month-To-Date	Fiscal YTD
Rent (Expiring)	0.00	90.00	210.00
Rent (Non-Expiring)	725.00	18,700.00	86,935.00
Bad Debts	0.00	0.00	0.00

Activity

	Daily	Month-To-Date	Fiscal YTD
Move-Ins	0	8	43
Insurance	0	4	19
Move-Outs	0	5	31
Transfers	0	0	0
Rented Area Increase	0	200	2,474
Collection Notes	0	0	0
Auctions	0	0	0

Leads

	Daily	Month-To-Date	Fiscal YTD
SpareFoot Leads	1	13	66
Phone Leads	0	0	0
Web Leads	0	3	12
Walk-In Leads	0	2	12
Leads Converted	0	8	40

As of Sunday, May 31, 2026

Occupancy	Units	%Units	Area	%Area
Occupied	195	88.2%	40,665	89.3 %
Vacant*	26	11.8%	4,880	10.7 %
Unrentable	0	0.0%	0	0.0 %
Complimentary	1		300	
Total	221	100.0%	45,545	100.0 %

Waiting List	2	Autobilled**	107
Overlocked**	0	Insurance**	115

			Per Area
Gross Potential Rates [1]	46,650	100.0%	1.02
Gross Unrentable Unit Rates	0	0.0%	0.00
Gross Vacant Unit Rates	1,985	4.3%	0.41
Gross Occupied Unit Rates	44,665	95.7%	1.10
Gross Complimentary Unit Rates	320	0.7%	1.07
Actual Occupied Unit Rates [2]	25,245	54.1%	0.62
Occupied Rate Variance	19,420	41.6%	0.47
Effective Rate after Concessions [3]	24,865	53.3%	0.61

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	2,674.00	12	6.2	5.7	10.6
11-30	1,704.00	5	2.6	3.7	6.7
31-60	1,955.00	3	1.5	4.2	7.7
61-90	1,021.00	3	1.5	2.2	4.0
91-120	899.00	1	0.5	1.9	3.6
121-180	773.00	0	0.0	1.7	3.1
181-360	2,488.00	2	1.0	5.3	9.9
>360	0.00	0	0.0	0.0	0.0
Total	11,514.00	26	13.3	24.7	45.6

Delinquency (Current tenants >30 days

	Amount	Units	%Units	%GrossPot	%Actual
Rent	4,540.00	9	4.60	9.70	18.00
Other	2,596.00				
Taxes	0.00				
Total	7,136.00				

Liabilities	Units	Amount
Prepaid Rent	14	2,685.00
Prepaid Insurance	4	105.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

Rent Last Change	Units	Rent Variances	Units
0 - 6 Months	48	< 0%	4
6 - 12 Months	94	0 - 15%	13
12 - 18 Months	33	15 - 30%	34
18 - 24 Months	18	30 - 50%	64
> 24 Months	2	> 50%	80
Total	195	Total	195

Owners' Alert	Total
Standard rates unchanged > 360 days	118
Tenants rates unchanged > 360 days	53
Days with payments and no daily close	0
Backdated payments	0
Backdated charges	0
Deleted payments	0
Deleted charges	0
Deleted units	0
Unit size changes	0
Program defaults changes	0

Tenants		
Occupied	195	
Insurance	116	70%
ACH Billed	0	0%
Credit Card	70	36%
Paid Online	55	28%

Insurance	
Premiums	1,210.00
Coverage	242,000.00

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