

Management Summary

Tuesday, September 30, 2025

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

TEL: 916-777-7786

	Daily	Month-To-Date	Fiscal YTD
From	Sep-30-2025	Sep-01-2025	Jan-01-2025
To	Sep-30-2025	Sep-30-2025	Sep-30-2025
Deposits			
Cash	140.66	2,212.16	25,315.66
Check	146.00	1,795.48	23,749.02
ACH Debit	0.00	1,842.00	10,685.00
Debit Card	0.00	0.00	0.00
Charge Card	1,153.39	12,083.24	106,033.53
SubTotal	1,440.05	17,932.88	165,783.21
Misc Deposit	0.00	0.00	0.00
Total	1,440.05	17,932.88	165,783.21

Payment Receipts

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

Rent	1,136.39	16,412.27	153,713.80
Recurring	0.00	0.00	0.00
Late Fee	96.00	251.00	1,522.00
NSF Fee	0.00	0.00	295.00
Admin Fee	0.00	40.00	310.00
Insurance	34.50	1,035.95	8,771.25
Other	43.66	193.66	1,114.16
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	0.00	57.00
Tax 1	0.00	0.00	0.00
Tax 2	0.00	0.00	0.00
Total	1,310.55	17,932.88	165,783.21

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	146.00	818.52
Current Rent	865.00	14,219.96
Past Due Rent	125.39	1,373.79
Total	1,136.39	16,412.27
Current Late Fee	60.00	150.00
Past Due Late Fee	36.00	101.00
Total	96.00	251.00

NSF Reversals	0	0	2
	0.00	0.00	453.00

Concessions (Credits Issued)

Rent	265.00	1,049.50	11,837.10
Rent (Bad Debt)	0.00	539.00	3,683.24
Late Fees	20.00	254.00	2,013.00
Taxes	0.00	0.00	0.00
Other	136.50	391.00	2,801.49
Total	421.50	2,233.50	20,334.83

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	1,415.10	8,132.51
Rent (Non-Expiring)	0.00	3,000.70	32,686.67

Bad Debts	0.00	0.00	0.00
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Activity

Move-Ins	0	4	38
Insurance	0	1	95
Move-Outs	0	2	36
Transfers	0	2	10
Rented Area Increase	0	40	-435
Collection Notes	23	126	710
Auctions	0	0	4

Leads

SpareFoot Leads	0	0	0
Phone Leads	0	3	26
Web Leads	0	1	17
Walk-In Leads	0	2	21
Leads Converted	0	4	35

As of Tuesday, September 30, 2025

Occupancy	Units	%Units	Area	%Area
Occupied	189	85.1%	17,205	89.6 %
Vacant*	23	10.4%	1,250	6.5 %
Unrentable	10	4.5%	740	3.9 %
Complimentary	7		200	
Total	222	100.0%	19,195	100.0 %

Waiting List	7	Autobilled**	88
Overlocked**	10	Insurance**	79

Per Area

Gross Potential Rates ¹	25,321	100.0%	1.32
Gross Unrentable Unit Rates	1,105	4.4%	1.49
Gross Vacant Unit Rates	1,880	7.4%	1.50
Gross Occupied Unit Rates	22,336	88.2%	1.30
Gross Complimentary Unit Rates	585	2.3%	2.93
Actual Occupied Unit Rates ²	19,405	76.6%	1.13
Occupied Rate Variance	2,931	11.6%	0.14
Effective Rate after Concessions ³	16,941	66.9%	0.98

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	205.00	0	0.0	0.8	1.1
11-30	1,792.47	11	5.8	7.1	9.2
31-60	768.14	5	2.6	3.0	4.0
61-90	25.00	1	0.5	0.1	0.1
91-120	155.50	0	0.0	0.6	0.8
121-180	76.00	1	0.5	0.3	0.4
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	3,022.11	18	9.5	11.9	15.5

Delinquency (Current tenants >30 days)

Rent	714.80	6	3.20	2.80	3.70
Other	309.84				
Taxes	0.00				
Total	1,024.64				

Liabilities	Units	Amount
Prepaid Rent	18	4,151.18
Prepaid Insurance	2	33.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

Rent Last Change	Units	Rent Variances	Units
0 - 6 Months	56	< 0%	15
6 - 12 Months	57	0 - 15%	129
12 - 18 Months	61	15 - 30%	17
18 - 24 Months	12	30 - 50%	19
> 24 Months	3	> 50%	9
Total	189	Total	189

Owners' Alert	Total	Tenants
Standard rates unchanged > 360 days	218	Occupied 189
Tenants rates unchanged > 360 days	39	Insurance 75 82%
Days with payments and no daily close	0	ACH Billed 7 4%
Backdated payments	0	Credit Card 71 38%
Backdated charges	0	Paid Online 7 4%
Deleted payments	0	
Deleted charges	0	
Deleted units	0	Insurance
Unit size changes	0	Premiums 1,237.50
Program defaults changes	0	Coverage 375,000.00

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