

Occupancy Statistics

Tuesday, September 1, 2026

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

TEL: 9703302244

Unit Type: Climate Controlled

Units							Monthly Rent							Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
5x5	25.0	50.0	0	2	0	2	45.00	90	0	0	90	0	0	0.0%	0.0%	0.0%	0.0%
5x5	25.0	225.0	8	1	0	9	90.00	810	720	465	90	255	0	64.6%	88.9%	88.9%	57.4%
5x10	50.0	50.0	1	0	0	1	75.00	75	75	55	0	20	0	73.3%	100.0%	100.0%	73.3%
5x10	50.0	200.0	4	0	0	4	150.00	600	600	295	0	305	0	49.2%	100.0%	100.0%	49.2%
10x5	50.0	700.0	13	1	0	14	150.00	2,100	1,950	1,015	150	935	0	52.1%	92.9%	92.9%	48.3%
		1,225.0	26	4	0	30		3,675	3,345	1,830	330	1,515	0	54.7%	86.7%	89.8%	49.8%
			Occupied Area			1,100.0				Occupied		Vacant	Unrentable	Total			
			Vacant Area			125.0			Average Area/Unit		42.3	31.3	0.0	40.8			
			Unrentable Area			0.0			Average Rent/Unit		70.38	82.50	0.00	122.50			
			Total Area			1,225.0			Average Rent/Area		1.66	2.64	0.00	3.00			

Unit Type: Drive Up

Units						Monthly Rent								Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
6x5	30.0	30.0	0	1	0	1	45.00	45	0	0	45	0	0	0.0%	0.0%	0.0%	0.0%
6x5	30.0	90.0	3	0	0	3	90.00	270	270	150	0	120	0	55.6%	100.0%	100.0%	55.6%
5x10	50.0	50.0	1	0	0	1	150.00	150	150	75	0	75	0	50.0%	100.0%	100.0%	50.0%
5x12	60.0	240.0	4	0	0	4	150.00	600	600	340	0	260	0	56.7%	100.0%	100.0%	56.7%
12x5	60.0	60.0	0	1	0	1	65.00	65	0	0	65	0	0	0.0%	0.0%	0.0%	0.0%
12x5	60.0	420.0	7	0	0	7	150.00	1,050	1,050	685	0	365	0	65.2%	100.0%	100.0%	65.2%
11x8	88.0	176.0	2	0	0	2	180.00	360	360	230	0	130	0	63.9%	100.0%	100.0%	63.9%
10x10	100.0	800.0	8	0	0	8	180.00	1,440	1,440	800	0	640	0	55.6%	100.0%	100.0%	55.6%
12x10	120.0	240.0	0	2	0	2	80.00	160	0	0	160	0	0	0.0%	0.0%	0.0%	0.0%
12x10	120.0	2,880.0	24	0	0	24	220.00	5,280	5,280	2,532	0	2,748	0	48.0%	100.0%	100.0%	48.0%
12x15	180.0	360.0	0	2	0	2	100.00	200	0	0	200	0	0	0.0%	0.0%	0.0%	0.0%
12x15	180.0	4,500.0	25	0	0	25	260.00	6,500	6,500	3,780	0	2,720	0	58.2%	100.0%	100.0%	58.2%
12x20	240.0	240.0	0	1	0	1	150.00	150	0	0	150	0	0	0.0%	0.0%	0.0%	0.0%
12x20	240.0	4,080.0	17	0	0	17	300.00	5,100	5,100	2,925	0	2,175	0	57.4%	100.0%	100.0%	57.4%
14x18	252.0	252.0	1	0	0	1	120.00	120	120	120	0	0	0	100.0%	100.0%	100.0%	100.0%
14x18	252.0	252.0	1	0	0	1	320.00	320	320	125	0	195	0	39.1%	100.0%	100.0%	39.1%
12x25	300.0	7,200.0	24	0	0	24	320.00	7,680	7,680	4,000	0	3,360	320	52.1%	100.0%	100.0%	52.1%
12x30	360.0	720.0	0	2	0	2	200.00	400	0	0	400	0	0	0.0%	0.0%	0.0%	0.0%
12x30	360.0	3,600.0	10	0	0	10	360.00	3,600	3,600	2,177	0	1,423	0	60.5%	100.0%	100.0%	60.5%
12x35	420.0	2,520.0	6	0	0	6	380.00	2,280	2,280	1,600	0	680	0	70.2%	100.0%	100.0%	70.2%

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24x20	480.0	960.0	2	0	0	2	400.00	800	800	541	0	259	0	67.6%	100.0%	100.0%	67.6%
12x50	600.0	1,800.0	3	0	0	3	400.00	1,200	1,200	890	0	310	0	74.2%	100.0%	100.0%	74.2%
24x25	600.0	600.0	1	0	0	1	300.00	300	300	320	0	-20	0	106.7%	100.0%	100.0%	106.7%
24x30	720.0	720.0	1	0	0	1	280.00	280	280	290	0	-10	0	103.6%	100.0%	100.0%	103.6%
		32,790.0	140	9	0	149		38,350	37,330	21,580	1,020	15,430	320	57.8%	94.0%	95.0%	56.3%
				Occupied Area		31,140.0			<u>Occupied</u>		<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>				
				Vacant Area		1,650.0			Average Area/Unit		222.4	183.3	0.0	220.1			
				Unrentable Area		0.0			Average Rent/Unit		154.14	113.33	0.00	257.38			
				Total Area		32,790.0			Average Rent/Area		0.69	0.62	0.00	1.17			

Unit Type: Parking

Units						Monthly Rent								Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
10x22	220.0	1,980.0	1	8	0	9	55.00	495	55	55	440	0	0	100.0%	11.1%	11.1%	11.1%
10x22	220.0	4,400.0	20	0	0	20	110.00	2,200	2,200	1,575	0	625	0	71.6%	100.0%	100.0%	71.6%
10x35	350.0	350.0	1	0	0	1	130.00	130	130	80	0	50	0	61.5%	100.0%	100.0%	61.5%
10x40	400.0	2,000.0	0	5	0	5	75.00	375	0	0	375	0	0	0.0%	0.0%	0.0%	0.0%
10x40	400.0	2,800.0	7	0	0	7	150.00	1,050	1,050	755	0	295	0	71.9%	100.0%	100.0%	71.9%
		11,530.0	29	13	0	42		4,250	3,435	2,465	815	970	0	71.8%	69.0%	67.4%	58.0%
				Occupied Area		7,770.0			<u>Occupied</u>		<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>				
				Vacant Area		3,760.0			Average Area/Unit		267.9	289.2	0.0	274.5			
				Unrentable Area		0.0			Average Rent/Unit		85.00	62.69	0.00	101.19			
				Total Area		11,530.0			Average Rent/Area		0.32	0.22	0.00	0.37			

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Current Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Occupied Units	10	3	7	20	29	44	23	59
Percentage of Occupied Units	5.1	1.5	3.6	10.2	14.9	22.6	11.8	30.2
Average Rent/Unit	174.50	183.33	186.43	204.00	254.14	201.36	220.87	256.27
Average Area/Unit	190.0	90.0	132.9	129.8	211.1	186.0	258.9	238.2

Past Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Occupied Units	0	0	2	8	24	67	99	881
Percentage of Occupied Units	0.0	0.0	0.2	0.7	2.2	6.2	9.1	81.5
Average Rent/Unit	0.00	0.00	97.50	138.13	164.17	161.87	183.28	200.11
Average Area/Unit	0.0	0.0	40.0	147.5	171.5	159.7	171.9	192.8

Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
Total		45,545.0	195	26	0	221		46,275	44,110	25,875	2,165	17,915	320	58.7%	88.2%	87.8%	55.9%
							% of Total	Per Area			Occupied	Vacant	Unrentable			Total	
	Gross Potential Rates	(1)			46,275	100.0%	1.02		Units	195	26	0	221				
	Gross Unrentable Unit Rates			0	0.0%	0.00		% of Units	88.2%	11.8%	0.0%	100.0%					
	Gross Vacant Unit Rates			2,165	4.7%	0.39		Area	40,010.0	5,535.0	0.0	45,545.0					
	Gross Occupied Unit Rates			44,110	95.3%	1.10		% of Area	87.8%	12.2%	0.0%	100.0%					
	Gross Complimentary Unit R	(2)		320	0.7%	1.07		Standard Rate	44,110.00	2,165.00	0.00	46,275.00					
	Actual Occupied Unit Rates	(3)		25,875	55.9%	0.65		% of Standard Rate	95.3%	4.7%	0.0%	100.0%					
	Occupied Rate Variance	(4)		18,235	39.4%	0.45		Average Area/Unit	205.18	212.9	0.0	206.1					
								Average Rent/Unit	132.69	83.27	0.00	209.39					
								Average Rent/Area	0.65	0.39	0.00	1.02					

Explanation

Rental rates and vacancies represent a snapshot of this site as of the report date.
All standard rates are monthly.

(1) Gross Potential Rates = Snapshot of standard rates of all units, including unrentable

(2) Complimentary Units are occupied with rental rate 0.

(3) Actual Occupied Rates = the tenants' rental rates, excluding complimentary units

(4) Occupied Rate Variance = the difference between standard and rental rates,
excluding complimentary units

VACC - Vacancy Cost = Gross Vacant Unit Rates

VARC - Cost of Rental Rate Variance (excluding complimentary units)

VCOMP - Cost of Complimentary Units

Occupancy

Income - Actual occupied rates as a % of the Gross Occupied Rates

Economic Occupancy - Actual occupied rates as a % of the Gross Potential Rates