

Management Summary

Thursday, July 31, 2025

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

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				As of Thursday, July 31, 2025				
	<u>Daily</u>	<u>Month-To-Date</u>	<u>Fiscal YTD</u>	<u>Occupancy</u>	<u>Units</u>	<u>%Units</u>	<u>Area</u>	<u>%Area</u>
From	Jul-31-2025	Jul-01-2025	Jan-01-2025	Occupied	184	82.9%	17,275	90.0 %
To	Jul-31-2025	Jul-31-2025	Jul-31-2025	Vacant*	30	13.5%	1,500	7.8 %
				Unrentable	8	3.6%	420	2.2 %
				Complimentary	7		200	
				Total	222	100.0%	19,195	100.0 %
				Waiting List	1	Autobilled**	89	
				Overlocked**	6	Insurance**	77	<u>Per Area</u>
				Gross Potential Rates	1	25,321	100.0%	1.32
				Gross Unrentable Unit Rates		785	3.1%	1.87
				Gross Vacant Unit Rates		2,445	9.7%	1.63
				Gross Occupied Unit Rates		22,091	87.2%	1.28
				Gross Complimentary Unit Rates		605	2.4%	3.03
				Actual Occupied Unit Rates	2	19,067	75.3%	1.10
				Occupied Rate Variance		3,025	11.9%	0.14
				Effective Rate after Concessions	3	17,328	68.4%	1.00
				<u>Unpaid Charges (Current tenants)</u>				
				<u>Days</u>	<u>Amount</u>	<u>Units</u>	<u>%Units</u>	<u>%GrossPot</u>
				0-10	0.00	0	0.0	0.0
				11-30	1,133.00	7	3.8	4.5
				31-60	901.00	5	2.7	3.6
				61-90	120.00	0	0.0	0.5
				91-120	459.50	0	0.0	1.8
				121-180	399.50	3	1.6	1.6
				181-360	0.00	0	0.0	0.0
				>360	0.00	0	0.0	0.0
				Total	3,013.00	15	8.1	11.9
								15.8
				<u>Delinquency (Current tenants >30 days)</u>				
				Rent	1,510.50	7	3.80	6.00
				Other	369.50			7.90
				Taxes	0.00			
				Total	1,880.00			
				<u>Liabilities</u>				
					<u>Units</u>	<u>Amount</u>		
				Prepaid Rent	18	3,617.73		
				Prepaid Insurance	9	233.38		
				Prepaid Recurring Charges	0	0.00		
				Security Deposits (Cash)	0	0.00		
				<u>Rent Last Change</u>				
					<u>Units</u>	<u>Rent Variances</u>	<u>Units</u>	
				0 - 6 Months	64	< 0%	16	
				6 - 12 Months	85	0 - 15%	114	
				12 - 18 Months	20	15 - 30%	25	
				18 - 24 Months	12	30 - 50%	20	
				> 24 Months	3	> 50%	9	
				Total	184	Total	184	
				<u>Owners' Alert</u>				
				Standard rates unchanged > 360 days	169	<u>Total</u>	<u>Tenants</u>	
				Tenants rates unchanged > 360 days	26	Occupied	184	
				Days with payments and no daily close	0	Insurance	4	4%
				Backdated payments	0	ACH Billed	7	4%
				Backdated charges	0	Credit Card	63	34%
				Deleted payments	0	Paid Online	6	3%
				Deleted charges	0			
				Deleted units	0	<u>Insurance</u>		
				Unit size changes	0	Premiums		66.00
				Program defaults changes	0	Coverage		20,000.00
				<u>Report Explanation</u>				
				(*) 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				

	<u>Daily</u>	<u>Month-To-Date</u>	<u>Fiscal YTD</u>
Deposits			
Cash	0.00	1,595.28	21,678.50
Check	146.00	1,896.08	19,044.46
ACH Debit	0.00	1,857.00	7,001.00
Debit Card	0.00	0.00	0.00
Charge Card	0.00	11,357.73	81,174.19
SubTotal	146.00	16,706.09	128,898.15
Misc Deposit	0.00	0.00	0.00
Total	146.00	16,706.09	128,898.15
<u>Payment Receipts</u>			
(Note: Receipts will only match deposits made within the same period. Deposits are based on fiscal dates. Receipts are calendar based.)			
Rent	146.00	15,501.54	119,810.88
Recurring	0.00	0.00	0.00
Late Fee	0.00	180.00	1,051.00
NSF Fee	0.00	35.00	295.00
Admin Fee	0.00	50.00	230.00
Insurance	0.00	939.55	6,733.77
Other	0.00	0.00	720.50
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	146.00	16,706.09	128,898.15
<u>Collections</u> (Receipts collected towards rent and late fees.)			
Prepaid Rent	146.00	745.19	
Current Rent	0.00	14,276.85	
Past Due Rent	0.00	479.50	
Total	146.00	15,501.54	
Current Late Fee	0.00	150.00	
Past Due Late Fee	0.00	30.00	
Total	0.00	180.00	
NSF Reversals	0	0	2
	0.00	0.00	453.00
<u>Concessions</u> (Credits Issued)			
Rent	0.00	786.00	10,191.27
Rent (Bad Debt)	0.00	0.00	2,352.24
Late Fees	0.00	40.00	1,554.00
Taxes	0.00	0.00	0.00
Other	0.00	0.00	2,140.49
Total	0.00	826.00	16,238.00
<u>Discounts</u> (Variances from standard rates.)			
Rent (Expiring)	0.00	952.42	5,403.67
Rent (Non-Expiring)	0.00	3,142.60	26,602.04
Bad Debts	0.00	0.00	0.00
<u>Activity</u>			
Move-Ins	0	7	28
Insurance	0	4	19
Move-Outs	0	0	31
Transfers	0	0	6
Rented Area Increase	0	500	-365
Collection Notes	0	59	544
Auctions	0	0	3
<u>Leads</u>			
SpareFoot Leads	0	0	0
Phone Leads	0	1	15
Web Leads	0	1	14
Walk-In Leads	0	7	12
Leads Converted	0	5	25