

# Management Summary

Tuesday, December 31, 2024

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

TEL: 9703302244

	Daily	Month-To-Date	Fiscal YTD
From	Dec-31-2024	Dec-01-2024	Jan-01-2024
To	Dec-31-2024	Dec-31-2024	Dec-31-2024
<b>Deposits</b>			
Cash	0.00	1,366.00	24,457.31
Check	0.00	2,463.74	17,542.74
ACH Debit	0.00	0.00	1,535.00
Debit Card	0.00	0.00	0.00
<b>Charge Card</b>	<b>690.00</b>	<b>22,434.00</b>	<b>290,828.42</b>
SubTotal	690.00	26,263.74	334,363.47
Misc Deposit	0.00	0.00	0.00
Total	690.00	26,263.74	334,363.47

**Payment Receipts**

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

Rent	660.00	24,446.74	303,245.42
Recurring	0.00	0.00	0.00
Late Fee	0.00	512.00	10,262.20
NSF Fee	0.00	0.00	420.00
Admin Fee	0.00	100.00	2,508.78
Insurance	30.00	1,205.00	14,733.04
Other	0.00	0.00	3,204.03
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	690.00	26,263.74	334,373.47

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

Prepaid Rent	0.00	4,926.00	
Current Rent	660.00	19,370.74	
Past Due Rent	0.00	150.00	
Total	660.00	24,446.74	
Current Late Fee	0.00	165.00	
Past Due Late Fee	0.00	347.00	
Total	0.00	512.00	

**NSF Reversals**

	0	0	0
Total	0.00	0.00	0.00

**Concessions** (Credits Issued)

Rent	0.00	378.00	9,197.90
Rent (Bad Debt)	0.00	1,492.00	15,016.00
Late Fees	35.00	1,436.00	15,189.00
Taxes	0.00	0.00	0.00
Other	0.00	815.00	6,652.10
Total	35.00	4,121.00	46,055.00

**Discounts** (Variances from standard rates.)

Rent (Expiring)	0.00	1.00	91.01
Rent (Non-Expiring)	320.00	13,618.00	184,824.00

**Bad Debts**

	0.00	0.00	0.00
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**Activity**

Move-Ins	0	5	116
Insurance	0	3	76
Move-Outs	0	5	124
Transfers	0	0	2
Rented Area Increase	0	1,015	-3,055
Collection Notes	0	0	19
Auctions	0	0	0

**Leads**

SpareFoot Leads	0	6	129
Phone Leads	0	0	0
Web Leads	0	5	109
Walk-In Leads	0	4	76
Leads Converted	0	5	100

**As of Tuesday, December 31, 2024**

Occupancy	Units	%Units	Area	%Area
Occupied	180	80.7%	37,093	81.2 %
Vacant*	42	18.8%	8,512	18.6 %
Unrentable	1	0.4%	60	0.1 %
Complimentary	0		0	
Total	223	100.0%	45,665	100.0 %

Waiting List	1	Autobilled**	100	
Overlocked**	0	Insurance**	111	<b>Per Area</b>

Gross Potential Rates	1	43,700	100.0%	0.96
Gross Unrentable Unit Rates		55	0.1%	0.92
Gross Vacant Unit Rates		5,095	11.7%	0.60
Gross Occupied Unit Rates		38,550	88.2%	1.04
Gross Complimentary Unit Rates	2	0	0.0%	0.00
Actual Occupied Unit Rates		24,352	55.7%	0.66
Occupied Rate Variance		14,198	32.5%	0.38
Effective Rate after Concessions	3	23,973	54.9%	0.65

**Unpaid Charges (Current tenants)**

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	1,454.00	4	2.2	3.3	6.0
11-30	3,143.00	11	6.1	7.2	12.9
31-60	1,058.00	3	1.7	2.4	4.3
61-90	1,316.00	1	0.6	3.0	5.4
91-120	688.00	2	1.1	1.6	2.8
121-180	162.00	1	0.6	0.4	0.7
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	7,821.00	22	12.2	17.9	32.1

**Delinquency (Current tenants >30 days)**

Rent	1,944.00	6	3.30	4.40	8.00
Other	1,280.00				
Taxes	0.00				
Total	3,224.00				

**Liabilities**

	Units	Amount
Prepaid Rent	8	2,923.00
Prepaid Insurance	4	160.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

**Rent Last Change**

	Units	Rent Variances	Units
0 - 6 Months	54	< 0%	1
6 - 12 Months	119	0 - 15%	23
12 - 18 Months	5	15 - 30%	24
18 - 24 Months	1	30 - 50%	97
> 24 Months	1	> 50%	35
Total	180	Total	180

**Owners' Alert**

	Total	Tenants	
Standard rates unchanged > 360 days	102	Occupied	180
Tenants rates unchanged > 360 days	4	Insurance	112 79%
Days with payments and no daily close	0	ACH Billed	0 0%
Backdated payments	0	Credit Card	81 45%
Backdated charges	0	Paid Online	48 27%
Deleted payments	0		
Deleted charges	0		
Deleted units	0	<b>Insurance</b>	
Unit size changes	0	Premiums	1,140.00
Program defaults changes	0	Coverage	228,000.00

**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