

Management Summary

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Monday, August 31, 2026

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

				As of Monday, August 31, 2026				
Daily		Month-To-Date	Fiscal YTD	Occupancy	Units	%Units	Area	%Area
From	Aug-31-2026	Aug-01-2026	Jan-01-2026					
To	Aug-31-2026	Aug-31-2026	Aug-31-2026					
Deposits				Occupied	194	87.8%	39,790	87.4 %
Cash	0.00	1,747.00	8,752.00	Vacant*	27	12.2%	5,755	12.6 %
Check	0.00	2,269.00	15,141.00	Unrentable	0	0.0%	0	0.0 %
ACH Debit	0.00	65.00	130.00	Complimentary	1		300	
Debit Card	0.00	195.00	195.00	Total	221	100.0%	45,545	100.0 %
Charge Card	1,417.00	24,397.00	188,559.99	Waiting List	2	Autobilled**	114	
SubTotal	1,417.00	28,673.00	212,777.99	Overlocked**	0	Insurance**	114	Per Area
Misc Deposit	0.00	0.00	0.00					
Total	1,417.00	28,673.00	212,777.99	Gross Potential Rates	1	46,275	100.0%	1.02
Payment Receipts				Gross Unrentable Unit Rates		0	0.0%	0.00
(Note: Receipts will only match deposits made within the same period.)				Gross Vacant Unit Rates		2,220	4.8%	0.39
Deposits are based on fiscal dates. Receipts are calendar based.)				Gross Occupied Unit Rates		44,055	95.2%	1.11
Rent	1,250.00	25,433.00	191,727.32	Gross Complimentary Unit Rates	2	320	0.7%	1.07
Recurring	0.00	0.00	0.00	Actual Occupied Unit Rates	2	25,820	55.8%	0.65
Late Fee	82.00	1,565.00	8,846.00	Occupied Rate Variance		18,235	39.4%	0.45
NSF Fee	0.00	35.00	70.00	Effective Rate after Concessions	3	25,192	54.4%	0.63
Admin Fee	20.00	200.00	1,285.00	Unpaid Charges (Current tenants)				
Insurance	55.00	1,105.00	9,149.67	Days	Amount	Units	%Units	%GrossPot
Other	10.00	300.00	1,545.00	0-10	2,427.00	12	6.2	5.2
Misc Deposit	0.00	0.00	0.00	11-30	1,739.00	5	2.6	3.8
Security Deposit	0.00	0.00	0.00	31-60	1,338.00	6	3.1	2.9
Merchandise	0.00	35.00	155.00	61-90	105.00	1	0.5	0.4
Tax 1	0.00	0.00	0.00	91-120	0.00	0	0.0	0.0
Tax 2	0.00	0.00	0.00	121-180	0.00	0	0.0	0.0
Total	1,417.00	28,673.00	212,777.99	181-360	0.00	0	0.0	0.0
Collections (Receipts collected towards rent and late fees.)				>360	0.00	0	0.0	0.0
Prepaid Rent	180.00	3,867.00		Total	5,609.00	24	12.4	12.1
Current Rent	1,070.00	21,056.00		Days	Amount	Units	%Units	%GrossPot
Past Due Rent	0.00	510.00		0-10	2,427.00	12	6.2	5.2
Total	1,250.00	25,433.00		11-30	1,739.00	5	2.6	3.8
Current Late Fee	82.00	961.00		31-60	1,338.00	6	3.1	2.9
Past Due Late Fee	0.00	604.00		61-90	105.00	1	0.5	0.2
Total	82.00	1,565.00		91-120	0.00	0	0.0	0.0
NSF Reversals				121-180	0.00	0	0.0	0.0
	0	0	1	181-360	0.00	0	0.0	0.0
	0.00	0.00	545.00	>360	0.00	0	0.0	0.0
Concessions (Credits Issued)				Total	5,609.00	24	12.4	12.1
Rent	0.00	628.00	2,885.00	Days	Amount	Units	%Units	%GrossPot
Rent (Bad Debt)	0.00	605.00	12,460.00	0-10	2,427.00	12	6.2	5.2
Late Fees	0.00	1,520.00	10,678.00	11-30	1,739.00	5	2.6	3.8
Taxes	0.00	0.00	0.00	31-60	1,338.00	6	3.1	2.9
Other	0.00	555.00	2,975.00	61-90	105.00	1	0.5	0.2
Total	0.00	3,308.00	28,998.00	91-120	0.00	0	0.0	0.0
Discounts (Variances from standard rates.)				121-180	0.00	0	0.0	0.0
Rent (Expiring)	0.00	0.00	210.00	181-360	0.00	0	0.0	0.0
Rent (Non-Expiring)	595.00	17,925.00	141,835.00	>360	0.00	0	0.0	0.0
Bad Debts				Total	5,609.00	24	12.4	12.1
	0.00	0.00	0.00	Days	Amount	Units	%Units	%GrossPot
Activity				0-10	2,427.00	12	6.2	5.2
Move-Ins	0	9	66	11-30	1,739.00	5	2.6	3.8
Insurance	0	4	29	31-60	1,338.00	6	3.1	2.9
Move-Outs	0	6	55	61-90	105.00	1	0.5	0.2
Transfers	0	0	1	91-120	0.00	0	0.0	0.0
Rented Area Increase	0	805	1,599	121-180	0.00	0	0.0	0.0
Collection Notes	0	0	29	181-360	0.00	0	0.0	0.0
Auctions	0	0	0	>360	0.00	0	0.0	0.0
Leads				Total	5,609.00	24	12.4	12.1
SpareFoot Leads	1	8	94	Days	Amount	Units	%Units	%GrossPot
Phone Leads	0	0	0	0-10	2,427.00	12	6.2	5.2
Web Leads	1	2	16	11-30	1,739.00	5	2.6	3.8
Walk-In Leads	0	4	21	31-60	1,338.00	6	3.1	2.9
Leads Converted	0	9	62	61-90	105.00	1	0.5	0.2
				91-120	0.00	0	0.0	0.0
				121-180	0.00	0	0.0	0.0
				181-360	0.00	0	0.0	0.0
				>360	0.00	0	0.0	0.0
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				121-180	0.00	0	0.0	0.0
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