Financial Analysis

U-haul International | 2727 N Central Ave, Phoenix, AZ 85004

Quarterly Acquisitions Reports

Table of Contents

[Change Log 2](#_Toc41922344)

[Process Overview 3](#_Toc41922345)

[Objective 3](#_Toc41922346)

[Frequency 3](#_Toc41922347)

[Audience 3](#_Toc41922348)

[Deliverable 3](#_Toc41922349)

[Data Sources 3](#_Toc41922350)

[Pseudo Code 4](#_Toc41922351)

[File Path 5](#_Toc41922352)

# Change Log

|  |  |  |
| --- | --- | --- |
| Date | Version | Change |
| 10/22/2020 | 0.1 | Creation of Document |

# Process Overview

The process involves aggregating new quarter acquisitions and compiling 1) Income Statement and 2) Occupancy metrics for said groupings.

1) Import new acquisitions from Smartsheet API

<Insert Python Script and location here>

2) Update Quarterly Acquisitions list (if previously missing)

* MEntity
* Acquisition type

“***center\_list\_maintenance.py***”

3) Run Income Statement Script

* Ensure there are no duplicate profit centers present in the aggregation.
  + This may require some manual updates to the SQL table.

***IS\_compilation.py***

4) Run Occupancy Script

***Occupancy\_compilation.py***

***< There may be opportunity here to update the aggregation and avoid re-uploading WSS data. Instead, we can create a query to use WSS data directly.***

5) Export data into respective Excel spreadsheets

<insert IS spreadsheet name>

6) Life Storage Same Store

1) Upload lender trend data / adjustments (Python scripts)

2) Determine the list of centers to use in the aggregation

3) Export the data into the spreadsheet for income statement view

7) Life Storage Occupancy metrics

8) Update Quarterly Acquisitions Dashboard (Power BI)

1. Check the date range on most queries, ensure they end at quarter end date (IS, Occ, Center list).

2. Update “fiscal\_dates” table within DEVTEST SQL table

a. This controls the dashboards orientation for fiscal year aggregation (Occupancy metrics).

b. Use, “insert into” sql statement on table [DEVTEST].[dbo].[fiscal\_dates]

3. Check totals against income statement spreadsheet.

a. These should be the same.

## Objective

Provide insight on new acquisition performance over time. By compiling these metrics, we can conduct acquisition type specific metrics and thus improve our understanding of said property types prior to making a purchase decision.

## Frequency

Quarterly with the intent to move this monthly

## Audience

Jason Berg, John Good

## Deliverable

1. Excel Spreadsheets for Income Statement + Occupancy
2. Power BI Dashboard version of said spreadsheets

## Data Sources

|  |  |  |  |
| --- | --- | --- | --- |
| Name | Description | Type | Notes |
|  |  |  |  |
|  |  |  |  |

# Pseudo Code

# File Path