Financial Analysis

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Quarterly Acquisitions Report

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# Change Log

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

< Insert color code for highlighted file names >

# 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**

Script: ***smartsheet\_api\_master.py***

The first step in the aggregation is to add new acquisitions to our list of centers. The smartsheet API master script does just that; it loops through the various smartsheet tabs and extracts the desired data. From there, it will upload the new acquisitions into our existing SQL table. The table can be found at:

DB: ***RealEstateValuation***

Table: ***Smartsheet\_Closed***

2) **Update Quarterly Acquisitions SQL Table**

Script: ***center\_list\_update.py***

With the smartsheet list imported, we can add a second layer of aggregation that creates the quarterly acquisitions grouping we need. It will also determine whether our center meets the proper criteria for inclusion.

1) Not Remote

2) Not Abutting

3) Not SAC owned

DB: ***DEVTEST***

Table: ***Quarterly\_Acquisitions\_List***

3) **Maintain Quarterly Acquisitions SQL Table**

Script: ***center\_list\_maintenance.py***

Once the new centers are added, we will need to update any missing data from the existing quarterly acquisitions list. This next script should be run to update the following columns within the quarterly acquisitions list:

1. MEntity
2. Profit Center (SAP)
3. CBSA
4. Construction Type (Type for short within the table)

4) **Run Income Statement Compilation**

Script1: ***IS\_compilation.py***

* Script1­b*:* ***IS\_function.py***

Script2: ***IS\_Excel\_output.sql***

Spreadsheet1**: *Quarterly Acquisition IS***

Power BI: **Q\_Acq\_Dashboard**

With the proper centers determined, we can begin aggregation of center specific income statements. This is done via the income statement compilation script. Be sure to check the “grp\_names” list to ensure all group classifications are included appropriately. This script also performs validation for unique SAP profit centers. This is done via a Python assert statement. That is, if there are duplicates present within the process, the script will not execute.

**Script2** is a SQL query to be executed once income statement data has been uploaded via **Script1**. It is important to note, **Scrip1** references **Script1b** which contains the income statement function. The **Script2** query will aggregate our income statement data (now in SQL) into the proper format to be dropped into **File1**.

Here, it is important to recognize that even with the filters for center inclusion as outlined by Step 2, some abutting/remote centers may make it through into the aggregation. It is important to visually assess where the income statement data begins for the new acquisitions. If the trend seems to appear too far into the past as compared to the close of escrow date, it could be the case the center is not “standalone”. In these situations, a manual update to ***Quarterly\_Acquisitions\_List*** table may be needed. The proper column to update would be the “include?” column.

Once any manual adjustments are made and completed, we can simply check to ensure the appropriate data is being referenced within **Spreadsheet1**’s formulas and pivot tables. At the end, we will need to reference the NOI totals against the **Power BI** version of the acquisitions; these should be matching.

5) **Run Occupancy Script**

Script: **occupancy\_compilation.py**

With the income statement complete, we can begin aggregating occupancy metrics. As of 10/2020, the process compiles occ data sourced from the **WSS\_UnitMixUHI\_Monthly\_Archive** table. It filters for relevant centers and re-uploads the data as follows:

DB: ***DEVTEST***

Table: ***Quarterly\_Acquisitions\_Occ***

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 & Financial Analysis Team

## Deliverable

1. **Excel Spreadsheets for Income Statement + Occupancy**
   1. *LS Same Store IS*
   2. *LS Same Store Occ*
   3. *Quarterly Acquisitions IS*
2. **Quarterly Acquisitions Power BI Dashboard (Income Statement + Occupancy)**

***Link***

https://app.powerbi.com/groups/me/reports/bf73089c-7ddf-43d0-bb06-51d5e76b0013?ctid=286cb7d9-1ace-446a-b287-ce1484fc2f45

## Data Sources

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

# Pseudo Code

# File Path(s)

***smartsheet\_api\_master.py***

[\\adfs01.uhi.amerco\departments\group\MIA\UHI\uhi\_analytics\uhi\monthly\smartsheet\_api\_master.py](file:///\\adfs01.uhi.amerco\departments\group\MIA\UHI\uhi_analytics\uhi\monthly\smartsheet_api_master.py)

***center\_list\_update.py***

*C:\Users\Noe\_N\OneDrive\Projects\R Projects\Post Acquisition\center\_list\_update.py*

***center\_list\_maintenance.py***

*C:\Users\Noe\_N\OneDrive\Projects\R Projects\Post Acquisition\center\_list\_maintenance.py*

***IS\_compilation.py***

*C:\Users\Noe\_N\OneDrive\Projects\R Projects\Post Acquisition\IS\_compilation.py*

***IS\_Excel\_output.sql***

[\\adfs01.uhi.amerco\departments\group\MIA\UHI\uhi\_analytics\uhi\quarterly\Quarterly Acquisitions\SQL\IS\_Excel\_output.sql](file:///\\adfs01.uhi.amerco\departments\group\MIA\UHI\uhi_analytics\uhi\quarterly\Quarterly%20Acquisitions\SQL\IS_Excel_output.sql)

***Quarterly Acquisition IS***