

Management Summary

Printed on Friday, July 22, 2022 4:08:29PM

1 / 1

Tuesday, June 1, 2021

L011 - STORExpress Etna, 100 Hafner Ave, Pittsburgh PA 15223

TEL: 412-782-5625

				As of Tuesday, June 1, 2021							
	From	Daily	Month-To-Date	Fiscal YTD	Occupancy	Units	%Units	Area	%Area		
	Jun-01-2021		Jun-01-2021	Jun-01-2021	Occupied	921	92.5 %	110,761	91.4 %		
	To	Jun-01-2021	Jun-01-2021	Jun-01-2021	Vacant*	67	6.7 %	6,551	5.4 %		
Deposits											
Cash		440.00	440.00	31,178.36	Unrentable	8	0.8 %	3,848	3.2 %		
Check		795.09	795.09	65,168.93	Complimentary	31		5,523			
ACH Debit		600.27	600.27	18,325.99	Total	996	100.0 %	121,160	100.0 %		
Debit Card		0.00	0.00	0.00	Waiting List	29	Autobilled**	544			
Charge Card		36,234.11	36,234.11	660,157.69	Overlocked**	20	Insurance**	625	Per Area		
SubTotal		38,069.47	38,069.47	774,830.97	Gross Potential Rates ¹		171,347	100.0 %	1.41		
Misc Deposit		0.00	0.00	0.00	Gross Unrentable Unit Rates		6,029	3.5 %	1.57		
Total		38,069.47	38,069.47	774,830.97	Gross Vacant Unit Rates		9,698	5.7 %	1.48		
Payment Receipts											
(Note: Receipts will only match deposits made within the same period.											
Deposits are based on fiscal dates. Receipts are calendar based.)											
Rent		33,665.84	33,665.84	678,283.23	Gross Occupied Unit Rates		155,620	90.8 %	1.41		
Recurring		200.00	200.00	1,770.00	Gross Complimentary Unit Rates		7,165	4.2 %	1.30		
Late Fee		33.80	33.80	7,269.67	Actual Occupied Unit Rates ²		138,726	81.0 %	1.25		
NSF Fee		0.00	0.00	40.00	Occupied Rate Variance		16,894	9.9 %	0.09		
Admin Fee		40.00	40.00	2,860.00	Effective Rate after Concessions ³		136,866	79.9 %	1.24		
Insurance		1,913.81	1,913.81	34,531.81	Unpaid Charges (Current tenants)						
Other		0.00	0.00	2,231.45	Days	Amount	Units	%Units	%GrossPot	%Actual	
Misc Deposit		0.00	0.00	0.00	0-10	18,499.19	108	11.7	10.8	13.3	
Security Deposit		0.00	0.00	0.00	11-30	1,848.50	6	0.7	1.1	1.3	
Merchandise		2.49	2.49	1,789.12	31-60	4,049.44	11	1.2	2.4	2.9	
Tax 1		2,213.53	2,213.53	46,055.69	61-90	2,311.18	6	0.7	1.3	1.7	
Tax 2		0.00	0.00	0.00	91-120	1,771.23	2	0.2	1.0	1.3	
Total		38,069.47	38,069.47	774,830.97	121-180	699.22	2	0.2	0.4	0.5	
Collections (Receipts collected towards rent and late fees.)											
Prepaid Rent		2,296.17	2,296.17		181-360	3,440.56	0	0.0	2.0	2.5	
Current Rent		31,369.67	31,369.67		>360	4,394.24	1	0.1	2.6	3.2	
Past Due Rent		0.00	0.00		Total	37,013.56	136	14.7	21.6	26.6	
Total		33,665.84	33,665.84		Delinquency (Current tenants >30 days)						
Current Late Fee		0.00	0.00		Rent	13,053.97	21	2.3	7.6	9.4	
Past Due Late Fee		33.80	33.80		Other	2,698.11	0	0.0	0.0	0.0	
Total		33.80	33.80		Taxes	913.79	0	0.0	0.0	0.0	
NSF Reversals											
		0	0	5	Total	16,665.87					
Total		0.00	0.00	1,189.03	Liabilities						
Concessions (Credits Issued)											
Rent		258.41	258.41	1,612.61	Units	Amount					
Rent (Bad Debt)		0.00	0.00	16,151.38	Prepaid Rent	84	27,781.64				
Late Fees		0.00	0.00	2,377.54	Prepaid Insurance	42	1,103.00				
Taxes		18.86	18.86	836.51	Prepaid Recurring Charges	0	0.00				
Other		66.45	66.45	1,947.00	Security Deposits (Cash)	1	0.01				
Total		343.72	343.72	22,925.04	Rent Last Change						
Discounts (Variances from standard rates.)											
Rent (Expiring)		1,601.65	1,601.65	11,680.37	Units		Rent Variances	Units			
Rent (Non-Expiring)		10,475.00	10,475.00	83,857.80	0 - 6 Months	318	< 0%	505			
Bad Debts											
		0.00	0.00	0.00	6 - 12 Months	575	0 - 15%	269			
Activity											
Move-Ins		9	9	170	12 - 18 Months	3	15 - 30%	120			
Insurance		4	4	147	18 - 24 Months	0	30 - 50%	6			
Move-Outs		4	4	100	> 24 Months	25	> 50%	21			
Transfers		1	1	31	Total	921	Total	921			
Rented Area Increase		805	805	2,833	Owners' Alert						
Collection Notes		1	1	1,262	Total	Tenants					
Auctions		0	0	12	Standard rates unchanged > 360 days	7	Occupied	921			
Leads											
SpareFoot Leads		0	0	23	Tenants rates unchanged > 360 days	16	Insurance	589	64%		
Phone Leads		1	1	127	Days with payments and no daily close	0	ACH Billed	4	0%		
Web Leads		1	1	62	Backdated payments	0	Creditcard	168	18%		
Walk-In Leads		2	2	77	Backdated charges	0	Paid Online	8	1%		
Leads Converted		7	7	162	Deleted payments	0					