

Management Summary

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Tuesday, June 1, 2021

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

TEL: 412-782-5625

				As of Tuesday, June 1, 2021					
	From	Monthly	Monthly	Fiscal YTD	Occupancy	Units	%Units	Area	%Area
	To	Jun-01-2021	Jun-01-2021	Jan-01-2021	Occupied	921	92.5 %	110,761	91.4 %
		Jun-01-2021	Jun-01-2021	Jun-01-2021	Vacant*	67	6.7 %	6,551	5.4 %
					Unrentable	8	0.8 %	3,848	3.2 %
					Complimentary	31		5,523	
					Total	996	100.0 %	121,160	100.0 %
					Waiting List	29	Autobilled**	544	
					Overlocked**	20	Insurance**	625	
									Per Area
					Gross Potential Rates	1	171,347	100.0 %	1.41
					Gross Unrentable Unit Rates		6,029	3.5 %	1.57
					Gross Vacant Unit Rates		9,698	5.7 %	1.48
					Gross Occupied Unit Rates		155,620	90.8 %	1.41
					Gross Complimentary Unit Rates		7,165	4.2 %	1.30
					Actual Occupied Unit Rates	2	138,726	81.0 %	1.25
					Occupied Rate Variance		16,894	9.9 %	0.09
					Effective Rate after Concessions	3	136,866	79.9 %	1.24
Unpaid Charges (Current tenants)									
	Days	Amount	Units	%Units	%GrossPot	%Actual			
	0-10	18,499.19	108	11.7	10.8	13.3			
	11-30	1,848.50	6	0.7	1.1	1.3			
	31-60	4,049.44	11	1.2	2.4	2.9			
	61-90	2,311.18	6	0.7	1.3	1.7			
	91-120	1,771.23	2	0.2	1.0	1.3			
	121-180	699.22	2	0.2	0.4	0.5			
	181-360	3,440.56	0	0.0	2.0	2.5			
	>360	4,394.24	1	0.1	2.6	3.2			
	Total	37,013.56	136	14.7	21.6	26.6			
Delinquency (Current tenants >30 days)									
	Rent	13,053.97	21	2.3	7.6	9.4			
	Other	2,698.11	0	0.0	0.0	0.0			
	Taxes	913.79	0	0.0	0.0	0.0			
	Total	16,665.87							
Liabilities									
	Units	Amount							
	Prepaid Rent	84	27,781.64						
	Prepaid Insurance	42	1,103.00						
	Prepaid Recurring Charges	0	0.00						
	Security Deposits (Cash)	1	0.01						
Rent Last Change									
	Units	Rent Variances	Units						
	0 - 6 Months	318	< 0%	505					
	6 - 12 Months	575	0 - 15%	269					
	12 - 18 Months	3	15 - 30%	120					
	18 - 24 Months	0	30 - 50%	6					
	> 24 Months	25	> 50%	21					
	Total	921	Total	921					
Owners' Alert									
	Total	Tenants							
	Standard rates unchanged > 360 days	7	Occupied	921					
	Tenants rates unchanged > 360 days	16	Insurance	589	64%				
	Days with payments and no daily close	0	ACH Billed	4	0%				
	Backdated payments	0	Creditcard	168	18%				
	Backdated charges	0	Paid Online	8	1%				
	Deleted payments	0							
	Deleted charges	0							
	Deleted units	0	Insurance						
	Unit size changes	0	Premiums	6,887.00					
	Program defaults changes	0	Coverage	2,146,500.00					
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									

	Daily	Month-To-Date	Fiscal YTD
	Jun-01-2021	Jun-01-2021	Jan-01-2021
	To	Jun-01-2021	Jun-01-2021
Deposits			
Cash	440.00	440.00	31,178.36
Check	795.09	795.09	65,168.93
ACH Debit	600.27	600.27	18,325.99
Debit Card	0.00	0.00	0.00
Charge Card	36,234.11	36,234.11	660,157.69
SubTotal	38,069.47	38,069.47	774,830.97
Misc Deposit	0.00	0.00	0.00
Total	38,069.47	38,069.47	774,830.97
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
Recurring	200.00	200.00	1,770.00
Late Fee	33.80	33.80	7,269.67
NSF Fee	0.00	0.00	40.00
Admin Fee	40.00	40.00	2,860.00
Insurance	1,913.81	1,913.81	34,531.81
Other	0.00	0.00	2,231.45
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	2.49	2.49	1,789.12
Tax 1	2,213.53	2,213.53	46,055.69
Tax 2	0.00	0.00	0.00
Total	38,069.47	38,069.47	774,830.97
Collections	(Receipts collected towards rent and late fees.)		
Prepaid Rent	2,296.17	2,296.17	
Current Rent	31,369.67	31,369.67	
Past Due Rent	0.00	0.00	
Total	33,665.84	33,665.84	
Current Late Fee	0.00	0.00	
Past Due Late Fee	33.80	33.80	
Total	33.80	33.80	
NSF Reversals	0	0	5
Total	0.00	0.00	1,189.03
Concessions	(Credits Issued)		
Rent	258.41	258.41	1,612.61
Rent (Bad Debt)	0.00	0.00	16,151.38
Late Fees	0.00	0.00	2,377.54
Taxes	18.86	18.86	836.51
Other	66.45	66.45	1,947.00
Total	343.72	343.72	22,925.04
Discounts	(Variances from standard rates.)		
Rent (Expiring)	1,601.65	1,601.65	11,680.37
Rent (Non-Expiring)	10,475.00	10,475.00	83,857.80
Bad Debts	0.00	0.00	0.00
Activity			
Move-Ins	9	9	170
Insurance	4	4	147
Move-Outs	4	4	100
Transfers	1	1	31
Rented Area Increase	805	805	2,833
Collection Notes	1	1	1,262
Auctions	0	0	12
Leads			
SpareFoot Leads	0	0	23
Phone Leads	1	1	127
Web Leads	1	1	62
Walk-In Leads	2	2	77
Leads Converted	7	7	162

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