

Management Summary Report

For Month Ending Wednesday Oct 31, 2018

Mericon Mini Storage 801 South Old Cory Field Rd Pensacola, FL 32509

	Daily	Month-To-Date	Year-To-Date
From	10/31/18 0:00	10/1/18 0:00	1/1/18 0:00
To	10/31/18 23:59	10/31/18 23:59	10/31/18 23:59
Bank Deposits			
Cash	207.23	3,677.96	44,331.43
Checks	1,110.76	5,573.81	61,058.15
Charge	2,725.65	17,115.83	167,826.41
Total	4,043.64	26,367.60	273,215.99

Receipts

(Note: Receipts will not match deposits unless they correspond to the same periods. Deposits are based on fiscal dates. Receipts are calendar based.)

	2,502.51	23,498.90	243,370.46
Rent	2,502.51	23,498.90	243,370.46
Recur. Chgs	0.00	0.00	0.00
Late Fees	251.58	985.52	10,011.09
NSF Fee	0.00	0.00	0.00
Admin Fee	0.00	0.00	0.00
Reserv Fee	0.00	0.00	0.00
Insurance	0.00	0.00	0.00
Other Chgs	0.00	0.00	30.00
Misc Deposit	0.00	0.00	0.00
Overprmts	0.00	0.00	0.00
Sec Dep	0.00	120.00	1,635.00
POS	0.00	0.00	0.00
POS Taxes	0.00	0.00	0.00
Rent Taxes	187.77	1,763.18	18,169.44
Other Taxes	0.00	0.00	0.00
Total	2,941.86	26,367.60	273,215.99

Collections (Receipts collected in the reporting period towards rent.)

Prepaid Rent	597.92	2,969.69
Current Rent	365.84	14,781.39
Past Due Rent	1,538.75	5,712.91
Total	2,502.51	23,463.99

(Receipts collected in the reporting period towards Late Fees #1, #2, #3.)

Current Late Fee	10.00	66.32
Past Due Late Fee	241.58	919.20
Total	251.58	985.52

NSF Checks 0.00 0.00

Concessions (Credits applied to reporting period's charges.)

Rent: Move-In	0.01	0.01	24.55
Rent: Move-Out	0.00	173.74	4,788.01
Rent: Other Periods	0.00	436.38	16,340.55
Late Fees:#1,#2,#3	0.00	220.00	8,300.75
Other Charges	15.00	75.49	453.08
Total Waived	15.01	905.62	29,906.94

Disc from Std Rent 77.57 3,768.51 38,948.40

Unit Activity

Move-Ins	1	12	167
Insurance	0	0	0
Move-Outs	2	11	154
Transfers	1	4	26
Phone Inquiries	0	0	0
Walk-In Inquiries	0	0	0
Walk-Ins Converted	0	0	0
Letters Mailed	0	72	753
Collection Calls Made	0	0	2
Payments Taken	36	339	
Fees Charged	0	154	
Merch. Sales	0	0	

As of Wed Oct 31, 2018

Rental Activity	Units	SqFt
Rented Units	451 78.4%	51,075 82.1%
Vacant* Units	124 21.6%	11,125 17.9%
Unrentable	0 0.0%	0 0.0%
Complimentary	7	750
Total Spaces	575 100.0%	62,200 100.0%

Waiting List	0
Overlocked**	92 20.4%
Auto-billed**	0 0.0%
Insured**	0 0.0%

			\$/SqFt
Gross Potential Rent	37,389.00	100.0%	0.601
Gross Vacant Unit Rates	7,933.00	21.2%	0.713
Gross Occupied Unit	29,456.00	78.8%	0.577
Actual Occupied Unit	26,018.44	69.6%	0.509
Rental Rate Variance	3,437.56	9.2%	0.067
Effective Rental Rates	25,582.05	68.4%	0.501

Unpaid Charges (Curr Tenants)	Units	%GrossPot	%ofAct
0 - 10	733.11 3.4%	9 2.0%	2.8%
11 - 30	8,205.89 38.0%	37 22.0%	31.5%
31 - 60	6,030.00 27.9%	32 16.1%	23.2%
61 - 90	857.25 4.0%	20 2.3%	3.3%
91 - 120	3,226.72 14.9%	33 8.6%	12.4%
121 - 180	1,873.87 8.7%	9 5.0%	7.2%
181 - 360	670.05 3.1%	4 1.8%	2.6%
Total	21,596.89 100.0%	144 57.8%	83.0%

Delinquency (Current Tenants, 31 - 360 Days)

Units (rent only)	91	20.2% of Rented Units
Rent Charges	10,421.37	40.1% of Actual Month
Other Charges	2,131.26	

Liabilities

	Units	\$ Total
Tot Prepaid Rent	71	9,184.06
Tot Prepaid Insurance		0.00
Tot Prepaid Rec. Charge		0.00
Total Sec Dep		3,243.82

Rent Last Changed

	Units	Var from Std Rate	Units
Leased 0 - 6 months	3	0 - 15%	63
6 - 12 months	4	15 - 30%	89
12 - 18 months	4	30 - 50%	13
18 - 24 months	22	> 50%	23
> 24 months	0	Total	188
Total	33		

Owner's Alert

	Total	% of All
Std rates not changed in 360 days	572	99.5%
Rental rates not changed in 360 days	316	69.0%
Payments with no daily close	184	44.7%
Daily closes without backup	0	0.0%
Deleted payments	1	
Deleted charges	0	
Units deleted	0	
Unit size changes	0	

Report Explanation

(*) Vacancies do not include unrentable units.

(**) Reported values reflect the current tenant status.

Gross Pot. Rent= sum of Std.Rental Rates as of the report date
 Effective Rate= Actual Occ Rate - Credit Concessions on rent for units occupied as of the report date.

Disc from Std Rent= discounts from current std (or prorated) rate