

Occupancy Statistics

Thursday, August 6, 2026

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L001 - K and K Self Storage, 3951 Carson Ave, Evans CO 80620

TEL: 9703302244

Unit Type: Climate Controlled

Units						Monthly Rent								Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
5x5	25.0	25.0	0	1	0	1	45.00	45	0	0	45	0	0	0.0%	0.0%	0.0%	0.0%
5x5	25.0	250.0	9	1	0	10	90.00	900	810	545	90	265	0	67.3%	90.0%	90.0%	60.6%
5x10	50.0	50.0	1	0	0	1	75.00	75	75	55	0	20	0	73.3%	100.0%	100.0%	73.3%
5x10	50.0	200.0	4	0	0	4	150.00	600	600	295	0	305	0	49.2%	100.0%	100.0%	49.2%
10x5	50.0	700.0	13	1	0	14	150.00	2,100	1,950	1,015	150	935	0	52.1%	92.9%	92.9%	48.3%
		1,225.0	27	3	0	30		3,720	3,435	1,910	285	1,525	0	55.6%	90.0%	91.8%	51.3%
Occupied Area						1,125.0					Occupied	Vacant	Unrentable	Total			
Vacant Area						100.0					Average Area/Unit	41.7	33.3	0.0	40.8		
Unrentable Area						0.0					Average Rent/Unit	70.74	95.00	0.00	124.00		
Total Area						1,225.0					Average Rent/Area	1.70	2.85	0.00	3.04		

Unit Type: Drive Up

Units						Monthly Rent								Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
6x5	30.0	120.0	4	0	0	4	90.00	360	360	190	0	170	0	52.8%	100.0%	100.0%	52.8%
5x10	50.0	50.0	1	0	0	1	150.00	150	150	75	0	75	0	50.0%	100.0%	100.0%	50.0%
5x12	60.0	240.0	4	0	0	4	150.00	600	600	340	0	260	0	56.7%	100.0%	100.0%	56.7%
12x5	60.0	60.0	0	1	0	1	65.00	65	0	0	65	0	0	0.0%	0.0%	0.0%	0.0%
12x5	60.0	420.0	7	0	0	7	150.00	1,050	1,050	685	0	365	0	65.2%	100.0%	100.0%	65.2%
11x8	88.0	88.0	0	1	0	1	90.00	90	0	0	90	0	0	0.0%	0.0%	0.0%	0.0%
11x8	88.0	88.0	1	0	0	1	180.00	180	180	160	0	20	0	88.9%	100.0%	100.0%	88.9%
10x10	100.0	800.0	8	0	0	8	180.00	1,440	1,440	800	0	640	0	55.6%	100.0%	100.0%	55.6%
12x10	120.0	120.0	0	1	0	1	75.00	75	0	0	75	0	0	0.0%	0.0%	0.0%	0.0%
12x10	120.0	360.0	0	3	0	3	90.00	270	0	0	270	0	0	0.0%	0.0%	0.0%	0.0%
12x10	120.0	2,640.0	22	0	0	22	220.00	4,840	4,840	2,387	0	2,453	0	49.3%	100.0%	100.0%	49.3%
12x15	180.0	360.0	0	2	0	2	115.00	230	0	0	230	0	0	0.0%	0.0%	0.0%	0.0%
12x15	180.0	4,500.0	25	0	0	25	260.00	6,500	6,500	3,780	0	2,720	0	58.2%	100.0%	100.0%	58.2%
12x20	240.0	4,320.0	18	0	0	18	300.00	5,400	5,400	3,050	0	2,350	0	56.5%	100.0%	100.0%	56.5%
14x18	252.0	252.0	0	1	0	1	140.00	140	0	0	140	0	0	0.0%	0.0%	0.0%	0.0%
14x18	252.0	252.0	1	0	0	1	320.00	320	320	125	0	195	0	39.1%	100.0%	100.0%	39.1%
12x25	300.0	300.0	0	1	0	1	160.00	160	0	0	160	0	0	0.0%	0.0%	0.0%	0.0%
12x25	300.0	6,900.0	23	0	0	23	320.00	7,360	7,360	3,840	0	3,200	320	52.2%	100.0%	100.0%	52.2%
12x30	360.0	720.0	0	2	0	2	200.00	400	0	0	400	0	0	0.0%	0.0%	0.0%	0.0%
12x30	360.0	3,600.0	10	0	0	10	360.00	3,600	3,600	2,177	0	1,423	0	60.5%	100.0%	100.0%	60.5%

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12x35	420.0	2,520.0	6	0	0	6	380.00	2,280	2,280	1,600	0	680	0	70.2%	100.0%	100.0%	70.2%
24x20	480.0	960.0	2	0	0	2	400.00	800	800	541	0	259	0	67.6%	100.0%	100.0%	67.6%
12x50	600.0	1,800.0	3	0	0	3	400.00	1,200	1,200	890	0	310	0	74.2%	100.0%	100.0%	74.2%
24x25	600.0	600.0	1	0	0	1	300.00	300	300	320	0	-20	0	106.7%	100.0%	100.0%	106.7%
24x30	720.0	720.0	1	0	0	1	280.00	280	280	290	0	-10	0	103.6%	100.0%	100.0%	103.6%
		32,790.0	137	12	0	149		38,090	36,660	21,250	1,430	15,090	320	58.0%	91.9%	93.1%	55.8%
Occupied Area						30,530.0					Occupied	Vacant	Unrentable	Total			
Vacant Area						2,260.0					Average Area/Unit	222.8	188.3	0.0	220.1		
Unrentable Area						0.0					Average Rent/Unit	155.11	119.17	0.00	255.64		
Total Area						32,790.0					Average Rent/Area	0.70	0.63	0.00	1.16		

Unit Type: Parking

Units							Monthly Rent							Occupancy			
Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
10x22	220.0	1,760.0	0	8	0	8	55.00	440	0	0	440	0	0	0.0%	0.0%	0.0%	0.0%
10x22	220.0	4,620.0	20	1	0	21	110.00	2,310	2,200	1,575	110	625	0	71.6%	95.2%	95.2%	68.2%
10x35	350.0	350.0	1	0	0	1	130.00	130	130	80	0	50	0	61.5%	100.0%	100.0%	61.5%
10x40	400.0	2,000.0	0	5	0	5	75.00	375	0	0	375	0	0	0.0%	0.0%	0.0%	0.0%
10x40	400.0	2,800.0	7	0	0	7	150.00	1,050	1,050	755	0	295	0	71.9%	100.0%	100.0%	71.9%
		11,530.0	28	14	0	42		4,305	3,380	2,410	925	970	0	71.3%	66.7%	65.5%	56.0%
Occupied Area						7,550.0					Occupied	Vacant	Unrentable	Total			
Vacant Area						3,980.0					Average Area/Unit	269.6	284.3	0.0	274.5		
Unrentable Area						0.0					Average Rent/Unit	86.07	66.07	0.00	102.50		
Total Area						11,530.0					Average Rent/Area	0.32	0.23	0.00	0.37		

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Current Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Occupied Units	5	8	6	21	31	42	24	55
Percentage of Occupied Units	2.6	4.2	3.1	10.9	16.1	21.9	12.5	28.6
Average Rent/Unit	162.00	174.38	223.33	220.00	237.42	207.86	204.17	260.36
Average Area/Unit	110.0	120.0	160.0	166.0	215.8	193.1	224.1	237.6

Past Tenants	0-30 Days	31-60 Days	61-90 Days	91-180 Days	181-360 Days	1-2 Years	2-3 Years	3+ Years
Occupied Units	0	1	2	6	31	59	105	872
Percentage of Occupied Units	0.0	0.1	0.2	0.5	2.9	5.5	9.7	81.0
Average Rent/Unit	0.00	150.00	107.50	134.17	185.00	148.90	183.57	199.01
Average Area/Unit	0.0	50.0	55.0	180.3	167.2	151.1	172.5	193.5

Size	Area	Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area	Economic Occupancy
Total		45,545.0	192	29	0	221		46,115	43,475	25,570	2,640	17,585	320	58.8%	86.9%	86.1%	55.4%
							<u>% of Total</u>	<u>Per Area</u>			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>		<u>Total</u>		
	Gross Potential Rates	(1)			46,115	100.0%	1.01		Units	192	29	0	221				
	Gross Unrentable Unit Rates			0	0.0%	0.00		% of Units	86.9%	13.1%	0.0%	100.0%					
	Gross Vacant Unit Rates			2,640	5.7%	0.42		Area	39,205.0	6,340.0	0.0	45,545.0					
	Gross Occupied Unit Rates			43,475	94.3%	1.11		% of Area	86.1%	13.9%	0.0%	100.0%					
	Gross Complimentary Unit R	(2)		320	0.7%	1.07		Standard Rate	43,475.00	2,640.00	0.00	46,115.00					
	Actual Occupied Unit Rates	(3)		25,570	55.4%	0.65		% of Standard Rate	94.3%	5.7%	0.0%	100.0%					
	Occupied Rate Variance	(4)		17,905	38.8%	0.45		Average Area/Unit	204.19	218.6	0.0	206.1					
								Average Rent/Unit	133.18	91.03	0.00	208.67					
								Average Rent/Area	0.65	0.42	0.00	1.01					

Explanation

Rental rates and vacancies represent a snapshot of this site as of the report date.
All standard rates are monthly.

- (1) Gross Potential Rates = Snapshot of standard rates of all units, including unrentable
 (2) Complimentary Units are occupied with rental rate 0.
 (3) Actual Occupied Rates = the tenants' rental rates, excluding complimentary units
 (4) Occupied Rate Variance = the difference between standard and rental rates, excluding complimentary units

VACC - Vacancy Cost = Gross Vacant Unit Rates

VARC - Cost of Rental Rate Variance (excluding complimentary units)

VCOMP - Cost of Complimentary Units

Occupancy

Income - Actual occupied rates as a % of the Gross Occupied Rates

Economic Occupancy - Actual occupied rates as a % of the Gross Potential Rates