

Management Summary

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Friday, July 31, 2026

L002 - Broomfield Storage, 7101 West 117th Ave, Broomfield CO 80020 TEL: 303-469-8283

				As of Friday, July 31, 2026					
	From	Daily	Month-To-Date	Fiscal YTD	Occupancy	Units	%Units	Area	%Area
	To	Jul-31-2026	Jul-01-2026	Jan-01-2026					
		Jul-31-2026	Jul-31-2026	Jul-31-2026					
Deposits									
Cash		0.00	470.00	2,135.00	Occupied	136	90.7%	11,920	95.3 %
Check		230.00	2,628.00	14,002.11	Vacant*	13	8.7%	512	4.1 %
ACH Debit		0.00	0.00	0.00	Unrentable	1	0.7%	80	0.6 %
Debit Card		0.00	108.71	108.71	Complimentary	0		0	
Charge Card		300.00	10,602.91	68,425.96	Total	150	100.0%	12,512	100.0 %
SubTotal		530.00	13,809.62	84,671.78	Waiting List	1	Autobilled**	90	
Misc Deposit		0.00	0.00	0.00	Overlocked**	10	Insurance**	110	Per Area
Total		530.00	13,809.62	84,671.78					
Payment Receipts									
(Note: Receipts will only match deposits made within the same period. Deposits are based on fiscal dates. Receipts are calendar based.)									
Rent		490.00	11,796.76	73,408.27	Gross Potential Rates	1	13,580	100.0%	1.09
Recurring		0.00	0.00	0.00	Gross Unrentable Unit Rates		90	0.7%	1.13
Late Fee		0.00	459.00	3,039.00	Gross Vacant Unit Rates		385	2.8%	0.75
NSF Fee		0.00	35.00	70.00	Gross Occupied Unit Rates		13,105	96.5%	1.10
Admin Fee		0.00	340.00	1,260.00	Gross Complimentary Unit Rates	2	0	0.0%	0.00
Insurance		40.00	1,178.86	6,694.51	Actual Occupied Unit Rates		11,735	86.4%	0.98
Other		0.00	0.00	200.00	Occupied Rate Variance		1,370	10.1%	0.11
Misc Deposit		0.00	0.00	0.00	Effective Rate after Concessions	3	11,305	83.3%	0.95
Security Deposit		0.00	0.00	0.00	Unpaid Charges (Current tenants)				
Merchandise		0.00	0.00	0.00	Days	Amount	Units	%Units	%GrossPot
Tax 1		0.00	0.00	0.00	0-10	0.00	0	0.0	0.0
Tax 2		0.00	0.00	0.00	11-30	75.00	1	0.7	0.6
Total		530.00	13,809.62	84,671.78	31-60	0.00	0	0.0	0.0
Collections (Receipts collected towards rent and late fees.)									
Prepaid Rent		490.00	2,001.78		61-90	0.00	0	0.0	0.0
Current Rent		0.00	9,759.98		91-120	0.00	0	0.0	0.0
Past Due Rent		0.00	35.00		121-180	0.00	0	0.0	0.0
Total		490.00	11,796.76		181-360	0.00	0	0.0	0.0
Current Late Fee		0.00	439.00		>360	0.00	0	0.0	0.0
Past Due Late Fee		0.00	20.00		Total	75.00	1	0.7	0.6
Total		0.00	459.00		Delinquency (Current tenants >30 days)				
NSF Reversals									
		0	0	1	Rent	0.00			
		0.00	0.00	1,005.00	Other	0.00			
Concessions (Credits Issued)									
Rent		0.00	430.00	2,705.00	Taxes	0.00			
Rent (Bad Debt)		0.00	790.00	2,665.00	Total	0.00			
Late Fees		0.00	977.00	3,638.00	Liabilities				
Taxes		0.00	0.00	0.00	Units	Amount			
Other		0.00	520.00	1,314.50	Prepaid Rent	18	1,976.11		
Total		0.00	2,717.00	10,322.50	Prepaid Insurance	11	110.00		
Discounts (Variances from standard rates.)									
Rent (Expiring)		0.00	0.00	10.00	Prepaid Recurring Charges	0	0.00		
Rent (Non-Expiring)		0.00	2,470.00	10,760.00	Security Deposits (Cash)	1	10.00		
Bad Debts		0.00	0.00	0.00	Rent Last Change				
Activity									
Move-Ins		0	17	64	Units		Rent Variances	Units	
Insurance		0	15	60	0 - 6 Months	125	< 0%	47	
Move-Outs		0	15	46	6 - 12 Months	6	0 - 15%	12	
Transfers		0	0	2	12 - 18 Months	3	15 - 30%	22	
Rented Area Increase		0	216	1,762	18 - 24 Months	0	30 - 50%	42	
Collection Notes		0	2	228	> 24 Months	2	> 50%	13	
Auctions		0	0	2	Total	136	Total	136	
Leads									
SpareFoot Leads		0	9	33	Owners' Alert				
Phone Leads		0	1	1	Total	Tenants			
Web Leads		0	7	61	Standard rates unchanged > 360 days	73	Occupied	136	
Walk-In Leads		0	4	7	Tenants rates unchanged > 360 days	5	Insurance	108	79%
Leads Converted		0	16	63	Days with payments and no daily close	0	ACH Billed	0	0%