

Management Summary

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Tuesday, June 30, 2026

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

					As of Tuesday, June 30, 2026				
	From	Daily	Month-To-Date	Fiscal YTD	Occupancy	Units	%Units	Area	%Area
	To	Jun-30-2026	Jun-01-2026	Jan-01-2026					
		Jun-30-2026	Jun-30-2026	Jun-30-2026					
Deposits					Occupied	134	90.5%	11,844	94.8 %
					Vacant*	13	8.8%	568	4.5 %
					Unrentable	1	0.7%	80	0.6 %
					Complimentary	0		0	
					Total	148	100.0%	12,492	100.0 %
					Waiting List	0	Autobilled**	80	
					Overlocked**	23	Insurance**	103	Per Area
					Gross Potential Rates		13,045	100.0%	1.04
					Gross Unrentable Unit Rates		90	0.7%	1.13
					Gross Vacant Unit Rates		435	3.3%	0.77
					Gross Occupied Unit Rates		12,520	96.0%	1.06
					Gross Complimentary Unit Rates		0	0.0%	0.00
					Actual Occupied Unit Rates		11,750	90.1%	0.99
					Occupied Rate Variance		770	5.9%	0.07
					Effective Rate after Concessions		11,500	88.2%	0.97
					Unpaid Charges (Current tenants)				
					Days	Amount	Units	%Units	%GrossPot
					0-10	0.00	0	0.0	0.0
					11-30	786.00	2	1.5	6.7
					31-60	456.00	2	1.5	3.9
					61-90	0.00	0	0.0	0.0
					91-120	0.00	0	0.0	0.0
					121-180	0.00	0	0.0	0.0
					181-360	0.00	0	0.0	0.0
					>360	0.00	0	0.0	0.0
					Total	1,242.00	4	3.0	9.5
									10.6
					Delinquency (Current tenants >30 days)				
					Rent	360.00	2	1.50	2.80
					Other	96.00			3.10
					Taxes	0.00			
					Total	456.00			
					Liabilities				
					Units	Amount			
					Prepaid Rent	18	1,786.11		
					Prepaid Insurance	12	130.00		
					Prepaid Recurring Charges	0	0.00		
					Security Deposits (Cash)	1	10.00		
					Rent Last Change				
					Units	Rent Variances	Units		
					0 - 6 Months	121	< 0%	50	
					6 - 12 Months	7	0 - 15%	25	
					12 - 18 Months	4	15 - 30%	17	
					18 - 24 Months	0	30 - 50%	28	
					> 24 Months	2	> 50%	14	
					Total	134	Total	134	
					Owners' Alert				
					Total	Tenants			
					Standard rates unchanged > 360 days	70	Occupied	134	
					Tenants rates unchanged > 360 days	6	Insurance	108	81%
					Days with payments and no daily close	0	ACH Billed	0	0%
					Backdated payments	0	Credit Card	67	50%
					Backdated charges	3	Paid Online	21	16%
					Deleted payments	0			
					Deleted charges	1			
					Deleted units	0	Insurance		
					Unit size changes	0	Premiums		1,085.00
					Program defaults changes	0	Coverage		217,000.00
					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				

	From	Daily	Month-To-Date	Fiscal YTD
	To	Jun-30-2026	Jun-01-2026	Jan-01-2026
		Jun-30-2026	Jun-30-2026	Jun-30-2026
Deposits				
Cash		50.00	155.00	1,665.00
Check		220.00	1,595.00	11,374.11
ACH Debit		0.00	0.00	0.00
Debit Card		0.00	0.00	0.00
Charge Card		331.66	10,864.48	57,823.05
SubTotal		601.66	12,614.48	70,862.16
Misc Deposit		0.00	0.00	0.00
Total		601.66	12,614.48	70,862.16
Payment Receipts				
(Note: Receipts will only match deposits made within the same period.				
Deposits are based on fiscal dates. Receipts are calendar based.)				
Rent		551.33	10,714.16	61,611.51
Recurring		0.00	0.00	0.00
Late Fee		0.00	584.00	2,580.00
NSF Fee		0.00	35.00	35.00
Admin Fee		20.00	160.00	920.00
Insurance		30.33	1,021.32	5,515.65
Other		0.00	100.00	200.00
Misc Deposit		0.00	0.00	0.00
Security Deposit		0.00	0.00	0.00
Merchandise		0.00	0.00	0.00
Tax 1		0.00	0.00	0.00
Tax 2		0.00	0.00	0.00
Total		601.66	12,614.48	70,862.16
Collections (Receipts collected towards rent and late fees.)				
Prepaid Rent		550.00	1,686.00	
Current Rent		1.33	8,798.16	
Past Due Rent		0.00	230.00	
Total		551.33	10,714.16	
Current Late Fee		0.00	374.00	
Past Due Late Fee		0.00	210.00	
Total		0.00	584.00	
NSF Reversals				
		0	0	1
		0.00	800.00	1,005.00
Concessions (Credits Issued)				
Rent		0.00	250.00	2,275.00
Rent (Bad Debt)		0.00	510.00	1,875.00
Late Fees		0.00	225.00	2,661.00
Taxes		0.00	0.00	0.00
Other		0.00	165.00	794.50
Total		0.00	1,150.00	7,605.50
Discounts (Variances from standard rates.)				
Rent (Expiring)		0.00	0.00	0.00
Rent (Non-Expiring)		0.00	2,735.00	8,290.00
Bad Debts				
		0.00	0.00	0.00
Activity				
Move-Ins		1	8	47
Insurance		1	7	45
Move-Outs		0	3	31
Transfers		0	0	2
Rented Area Increase		50	626	1,546
Collection Notes		0	20	226
Auctions		0	0	2
Leads				
SpareFoot Leads		0	1	24
Phone Leads		0	0	0
Web Leads		1	9	54
Walk-In Leads		0	1	3
Leads Converted		1	8	47