

Management Summary

Wednesday, May 27, 2026

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

TEL: 9703302244

	Daily	Month-To-Date	Fiscal YTD
From	May-27-2026	May-01-2026	Jan-01-2026
To	May-27-2026	May-27-2026	May-27-2026
Deposits			
Cash	0.00	1,118.00	4,948.00
Check	0.00	1,246.00	8,380.00
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	0.00	19,901.00	112,347.99
SubTotal	0.00	22,265.00	125,675.99
Misc Deposit	0.00	0.00	0.00
Total	0.00	22,265.00	125,675.99

Payment Receipts

(Note: Receipts will only match deposits made within the same period. Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	1,270.00	21,123.00	114,757.32
Recurring	0.00	0.00	0.00
Late Fee	116.00	1,108.00	5,115.00
NSF Fee	0.00	0.00	35.00
Admin Fee	0.00	140.00	815.00
Insurance	50.00	1,020.00	5,524.67
Other	0.00	310.00	800.00
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	0.00	65.00
Tax 1	0.00	0.00	0.00
Tax 2	0.00	0.00	0.00
Total	1,436.00	23,701.00	127,111.99

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	85.00	3,758.00	
Current Rent	1,185.00	16,980.00	
Past Due Rent	0.00	385.00	
Total	1,270.00	21,123.00	
Current Late Fee	116.00	626.00	
Past Due Late Fee	0.00	482.00	
Total	116.00	1,108.00	

NSF Reversals	0	0	1
	0.00	0.00	430.00

Concessions (Credits Issued)

Rent	0.00	290.00	1,285.00
Rent (Bad Debt)	0.00	860.00	4,975.00
Late Fees	5.00	927.00	4,433.00
Taxes	0.00	0.00	0.00
Other	0.00	330.00	1,335.00
Total	5.00	2,407.00	12,028.00

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	0.00	120.00
Rent (Non-Expiring)	965.00	15,851.00	84,086.00

Bad Debts	0.00	0.00	0.00
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Activity

Move-Ins	0	7	42
Insurance	0	3	18
Move-Outs	0	5	31
Transfers	0	0	0
Rented Area Increase	0	170	2,444
Collection Notes	0	0	0
Auctions	0	0	0

Leads

SpareFoot Leads	0	9	62
Phone Leads	0	0	0
Web Leads	0	3	12
Walk-In Leads	0	1	11
Leads Converted	0	7	39

As of Wednesday, May 27, 2026

Occupancy	Units	%Units	Area	%Area
Occupied	194	87.8%	40,635	89.2 %
Vacant*	27	12.2%	4,910	10.8 %
Unrentable	0	0.0%	0	0.0 %
Complimentary	1		300	
Total	221	100.0%	45,545	100.0 %
Waiting List	0	Autobilled**	107	
Overlocked**	0	Insurance**	116	Per Area
Gross Potential Rates		46,600	100.0%	1.02
Gross Unrentable Unit Rates		0	0.0%	0.00
Gross Vacant Unit Rates		2,025	4.3%	0.41
Gross Occupied Unit Rates		44,575	95.7%	1.10
Gross Complimentary Unit Rates		320	0.7%	1.07
Actual Occupied Unit Rates		25,205	54.1%	0.62
Occupied Rate Variance		19,370	41.6%	0.47
Effective Rate after Concessions		24,915	53.5%	0.61

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	1,978.00	14	7.2	4.2	7.8
11-30	2,186.00	6	3.1	4.7	8.7
31-60	1,755.00	2	1.0	3.8	7.0
61-90	971.00	3	1.5	2.1	3.9
91-120	544.00	0	0.0	1.2	2.2
121-180	1,088.00	0	0.0	2.3	4.3
181-360	2,173.00	2	1.0	4.7	8.6
>360	0.00	0	0.0	0.0	0.0
Total	10,695.00	27	13.9	22.9	42.4

Delinquency (Current tenants >30 days)

Rent	4,280.00	7	3.60	9.20	17.00
Other	2,251.00				
Taxes	0.00				
Total	6,531.00				

Liabilities

	Units	Amount
Prepaid Rent	14	2,605.00
Prepaid Insurance	5	115.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

Rent Last Change

Units	Rent Variances	Units
0 - 6 Months	< 0%	4
6 - 12 Months	0 - 15%	13
12 - 18 Months	15 - 30%	34
18 - 24 Months	30 - 50%	64
> 24 Months	> 50%	79
Total	Total	194

Owners' Alert

	Total	Tenants	Units
Standard rates unchanged > 360 days	116	Occupied	194
Tenants rates unchanged > 360 days	51	Insurance	116 70%
Days with payments and no daily close	1	ACH Billed	0 0%
Backdated payments	0	Credit Card	58 30%
Backdated charges	0	Paid Online	49 25%
Deleted payments	0		
Deleted charges	0		
Deleted units	0	Insurance	
Unit size changes	0	Premiums	1,210.00
Program defaults changes	0	Coverage	242,000.00

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