

# Occupancy Statistics

Wednesday, May 27, 2026

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	40.00	40	0	0	40	0	0	0.0%	0.0%	0.0%	0.0%	
5x5	25.0	250.0	9	1	0	10	90.00	900	810	560	90	250	0	69.1%	90.0%	90.0%	62.2%	
5x10	50.0	50.0	0	1	0	1	55.00	55	0	0	55	0	0	0.0%	0.0%	0.0%	0.0%	
5x10	50.0	200.0	4	0	0	4	150.00	600	600	285	0	315	0	47.5%	100.0%	100.0%	47.5%	
10x5	50.0	700.0	13	1	0	14	150.00	2,100	1,950	955	150	995	0	49.0%	92.9%	92.9%	45.5%	
		1,225.0	26	4	0	30		3,695	3,360	1,800	335	1,560	0	53.6%	86.7%	87.8%	48.7%	
			Occupied Area			1,075.0					<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>				
			Vacant Area			150.0			Average Area/Unit	41.3	37.5	0.0	40.8					
			Unrentable Area			0.0			Average Rent/Unit	69.23	83.75	0.00	123.17					
			Total Area			1,225.0			Average Rent/Area	1.67	2.23	0.00	3.02					

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	60.0	0	2	0	2	40.00	80	0	0	80	0	0	0.0%	0.0%	0.0%	0.0%
6x5	30.0	60.0	2	0	0	2	90.00	180	180	90	0	90	0	50.0%	100.0%	100.0%	50.0%
5x10	50.0	50.0	1	0	0	1	150.00	150	150	65	0	85	0	43.3%	100.0%	100.0%	43.3%
5x12	60.0	60.0	1	0	0	1	55.00	55	55	55	0	0	0	100.0%	100.0%	100.0%	100.0%
5x12	60.0	180.0	3	0	0	3	150.00	450	450	260	0	190	0	57.8%	100.0%	100.0%	57.8%
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	645	0	405	0	61.4%	100.0%	100.0%	61.4%
11x8	88.0	176.0	2	0	0	2	180.00	360	360	240	0	120	0	66.7%	100.0%	100.0%	66.7%
10x10	100.0	100.0	0	1	0	1	90.00	90	0	0	90	0	0	0.0%	0.0%	0.0%	0.0%
10x10	100.0	700.0	7	0	0	7	180.00	1,260	1,260	740	0	520	0	58.7%	100.0%	100.0%	58.7%
12x10	120.0	480.0	0	4	0	4	90.00	360	0	0	360	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	2,267	0	2,573	0	46.8%	100.0%	100.0%	46.8%
12x15	180.0	180.0	0	1	0	1	105.00	105	0	0	105	0	0	0.0%	0.0%	0.0%	0.0%
12x15	180.0	4,680.0	26	0	0	26	260.00	6,760	6,760	3,725	0	3,035	0	55.1%	100.0%	100.0%	55.1%
12x20	240.0	4,320.0	18	0	0	18	300.00	5,400	5,400	2,950	0	2,450	0	54.6%	100.0%	100.0%	54.6%
14x18	252.0	504.0	2	0	0	2	320.00	640	640	250	0	390	0	39.1%	100.0%	100.0%	39.1%
12x25	300.0	300.0	0	1	0	1	140.00	140	0	0	140	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	3,855	0	3,185	320	52.4%	100.0%	100.0%	52.4%
12x30	360.0	4,320.0	12	0	0	12	360.00	4,320	4,320	2,467	0	1,853	0	57.1%	100.0%	100.0%	57.1%
12x35	420.0	2,520.0	6	0	0	6	380.00	2,280	2,280	1,540	0	740	0	67.5%	100.0%	100.0%	67.5%

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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	
24x20	480.0	960.0	2	0	0	2	400.00	800	800	521	0	279	0	65.1%	100.0%	100.0%	65.1%	
12x50	600.0	1,800.0	3	0	0	3	400.00	1,200	1,200	860	0	340	0	71.7%	100.0%	100.0%	71.7%	
24x25	600.0	600.0	1	0	0	1	300.00	300	300	310	0	-10	0	103.3%	100.0%	100.0%	103.3%	
24x30	720.0	720.0	1	0	0	1	280.00	280	280	280	0	0	0	100.0%	100.0%	100.0%	100.0%	
32,790.0			139	10	0	149		38,525	37,685	21,120	840	16,245	320	56.0%	93.3%	96.4%	54.8%	
		Occupied Area					31,610.0			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>					
		Vacant Area					1,180.0	Average Area/Unit		227.4	118.0	0.0	220.1					
		Unrentable Area					0.0	Average Rent/Unit		151.94	84.00	0.00	258.56					
		Total Area					32,790.0	Average Rent/Area		0.67	0.71	0.00	1.17					

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	1,435	110	765	0	65.2%	95.2%	95.2%	62.1%	
10x35	350.0	350.0	1	0	0	1	130.00	130	130	70	0	60	0	53.8%	100.0%	100.0%	53.8%	
10x40	400.0	1,600.0	0	4	0	4	75.00	300	0	0	300	0	0	0.0%	0.0%	0.0%	0.0%	
10x40	400.0	3,200.0	8	0	0	8	150.00	1,200	1,200	780	0	420	0	65.0%	100.0%	100.0%	65.0%	
11,530.0			29	13	0	42		4,380	3,530	2,285	850	1,245	0	64.7%	69.0%	69.0%	52.2%	
		Occupied Area					7,950.0			<u>Occupied</u>	<u>Vacant</u>	<u>Unrentable</u>	<u>Total</u>					
		Vacant Area					3,580.0	Average Area/Unit		274.1	275.4	0.0	274.5					
		Unrentable Area					0.0	Average Rent/Unit		78.79	65.38	0.00	104.29					
		Total Area					11,530.0	Average Rent/Area		0.29	0.24	0.00	0.38					

# Occupancy Statistics

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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	8	7	8	20	35	37	23	56
Percentage of Occupied Units	4.1	3.6	4.1	10.3	18.0	19.1	11.8	28.9
Average Rent/Unit	208.75	186.43	205.00	253.50	219.43	218.65	196.52	260.71
Average Area/Unit	130.0	171.4	171.9	211.2	196.9	201.1	224.0	237.7

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	0	2	2	34	65	115	838
Percentage of Occupied Units	0.0	0.0	0.2	0.2	3.2	6.1	10.9	79.3
Average Rent/Unit	0.00	0.00	72.50	205.00	184.56	143.92	183.78	201.35
Average Area/Unit	0.0	0.0	160.0	230.0	170.5	138.7	166.1	196.0

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	194	27	0	221		46,600	44,575	25,205	2,025	19,050	320	56.5%	87.8%	89.2%	54.1%
						<b>% of Total</b>	<b>Per Area</b>				<b>Occupied</b>	<b>Vacant</b>	<b>Unrentable</b>		<b>Total</b>		
	Gross Potential Rates	(1)			46,600	100.0%	1.02		Units	194	27	0	221				
	Gross Unrentable Unit Rates				0	0.0%	0.00		% of Units	87.8%	12.2%	0.0%	100.0%				
	Gross Vacant Unit Rates				2,025	4.3%	0.41		Area	40,635.0	4,910.0	0.0	45,545.0				
	Gross Occupied Unit Rates				44,575	95.7%	1.10		% of Area	89.2%	10.8%	0.0%	100.0%				
	Gross Complimentary Unit R	(2)			320	0.7%	1.07		Standard Rate	44,575.00	2,025.00	0.00	46,600.00				
	Actual Occupied Unit Rates	(3)			25,205	54.1%	0.62		% of Standard Rate	95.7%	4.3%	0.0%	100.0%				
	Occupied Rate Variance	(4)			19,370	41.6%	0.47		Average Area/Unit	209.46	181.9	0.0	206.1				
									Average Rent/Unit	129.92	75.00	0.00	210.86				
									Average Rent/Area	0.62	0.41	0.00	1.02				

## 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