Management Summary

Monday, August 31, 2026

L002 - Broomfield Storage, 7101 West 117th Ave, Broomfield CO 80020

	Daily	Month-To-Date	Fiscal YTD
From	Aug-31-2026	Aug-01-2026	Jan-01-2026
To	Aug-31-2026	Aug-31-2026	Aug-31-2026

Deposits

	Daily	Month-To-Date	Fiscal YTD
Cash	0.00	190.00	2,325.00
Check	0.00	1,070.00	15,072.11
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	128.71	237.42
Charge Card	0.00	11,542.81	79,968.77
SubTotal	0.00	12,931.52	97,603.30
Misc Deposit	0.00	0.00	0.00
Total	0.00	12,931.52	97,603.30

Payment Receipts

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

	Daily	Month-To-Date	Fiscal YTD
Rent	0.00	11,529.33	84,937.60
Recurring	0.00	0.00	0.00
Late Fee	0.00	153.00	3,192.00
NSF Fee	0.00	0.00	70.00
Admin Fee	0.00	160.00	1,420.00
Insurance	0.00	1,089.19	7,783.70
Other	0.00	0.00	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	0.00	12,931.52	97,603.30

Collections (Receipts collected towards rent and late fees.)

	Daily	Month-To-Date
Prepaid Rent	0.00	1,775.00
Current Rent	0.00	9,754.33
Past Due Rent	0.00	0.00
Total	0.00	11,529.33
Current Late Fee	0.00	153.00
Past Due Late Fee	0.00	0.00
Total	0.00	153.00

	Daily	Month-To-Date	Fiscal YTD
NSF Reversals	0	0	1
	0.00	0.00	1,005.00

Concessions (Credits Issued)

	Daily	Month-To-Date	Fiscal YTD
Rent	0.00	250.00	2,955.00
Rent (Bad Debt)	0.00	0.00	2,665.00
Late Fees	0.00	62.00	3,700.00
Taxes	0.00	0.00	0.00
Other	0.00	0.00	1,314.50
Total	0.00	312.00	10,634.50

Discounts (Variances from standard rates.)

	Daily	Month-To-Date	Fiscal YTD
Rent (Expiring)	0.00	0.00	10.00
Rent (Non-Expiring)	0.00	2,965.00	13,725.00
Bad Debts	0.00	0.00	0.00

Activity

	Daily	Month-To-Date	Fiscal YTD
Move-Ins	0	8	72
Insurance	0	8	68
Move-Outs	0	6	52
Transfers	0	0	2
Rented Area Increase	0	-64	1,698
Collection Notes	0	1	229
Auctions	0	0	2

Leads

	Daily	Month-To-Date	Fiscal YTD
SpareFoot Leads	0	5	38
Phone Leads	0	0	1
Web Leads	0	3	64
Walk-In Leads	0	2	9
Leads Converted	0	8	70

As of Monday, August 31, 2026

Occupancy	Units	%Units	Area	%Area
Occupied	138	92.0%	11,856	94.8 %
Vacant*	11	7.3%	576	4.6 %
Unrentable	1	0.7%	80	0.6 %
Complimentary	0		0	
Total	150	100.0%	12,512	100.0 %

Waiting List	0	Autobilled**	90
Overlocked**	4	Insurance**	110

			Per Area
Gross Potential Rates [1]	13,535	100.0%	1.08
Gross Unrentable Unit Rates	90	0.7%	1.13
Gross Vacant Unit Rates	475	3.5%	0.82
Gross Occupied Unit Rates	12,970	95.8%	1.09
Gross Complimentary Unit Rates	0	0.0%	0.00
Actual Occupied Unit Rates [2]	11,560	85.4%	0.98
Occupied Rate Variance	1,410	10.4%	0.12
Effective Rate after Concessions [3]	11,310	83.6%	0.95

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	140.00	0	0.0	1.0	1.2
11-30	751.00	3	2.2	5.5	6.5
31-60	20.00	0	0.0	0.1	0.2
61-90	55.00	1	0.7	0.4	0.5
91-120	0.00	0	0.0	0.0	0.0
121-180	0.00	0	0.0	0.0	0.0
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	966.00	4	2.9	7.1	8.3

Delinquency (Current tenants >30 days

	Amount	Units	%Units	%GrossPot	%Actual
Rent	45.00	1	0.70	0.30	0.40
Other	30.00				
Taxes	0.00				
Total	75.00				

Liabilities	Units	Amount
Prepaid Rent	13	1,665.11
Prepaid Insurance	7	70.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	1	10.00

Rent Last Change	Units
0 - 6 Months	124
6 - 12 Months	9
12 - 18 Months	3
18 - 24 Months	0
> 24 Months	2
Total	138

Rent Variances	Units
< 0%	46
0 - 15%	16
15 - 30%	20
30 - 50%	44
> 50%	12
Total	138

Owners' Alert	Total
Standard rates unchanged > 360 days	69
Tenants rates unchanged > 360 days	5
Days with payments and no daily close	0
Backdated payments	0
Backdated charges	0
Deleted payments	0
Deleted charges	0
Deleted units	0
Unit size changes	0
Program defaults changes	0

Tenants		
Occupied	138	
Insurance	110	80%
ACH Billed	0	0%
Credit Card	77	56%
Paid Online	25	18%

Insurance	
Premiums	1,105.00
Coverage	221,000.00

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