

Occupancy Statistics

Tuesday, April 2, 2019

L001 - A+ Boat Club Storage, 8955 Boat Club Road, Fort Worth TX 76179

Printed on Tuesday, April 2, 2019 12:10:54PM

Unit Type: Self Storage

Size	Area	Units				Monthly Rent										Occupancy			Economic Occupancy	
		Total Area	Occupied	Vacant	Unrentable	Total Units	Standard Rate	Gross Potential	Gross Occupied	Actual Occupied	VACC	VARC	VCOMP	Income	Units	Area				
10x20	200.0	400.0	2	0	0	2	0.00	0	0	0	0	0	0	0	0	0	0.0%	100.0%	100.0%	0.0%
10x20	200.0	200.0	1	0	0	1	75.00	75	75	75	0	0	0	0	0	0	100.0%	100.0%	100.0%	100.0%
10x20	200.0	4,200.0	15	5	1	21	80.00	1,680	1,200	1,150	400	50	0	0	0	0	95.8%	71.4%	71.4%	68.5%
10x20	200.0	1,400.0	2	5	0	7	90.00	630	180	180	450	0	0	0	0	0	100.0%	28.6%	28.6%	28.6%
10x20	200.0	800.0	3	1	0	4	100.00	400	300	300	100	0	0	0	0	0	100.0%	75.0%	75.0%	75.0%
11x28	308.0	924.0	3	0	0	3	0.00	0	0	0	0	0	0	0	0	0	0.0%	100.0%	100.0%	0.0%
11x28	308.0	308.0	1	0	0	1	70.00	70	70	120	0	0	0	0	0	0	171.4%	100.0%	100.0%	171.4%
11x28	308.0	308.0	0	1	0	1	75.00	75	0	0	75	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
11x28	308.0	308.0	1	0	0	1	80.00	80	80	80	0	0	0	0	0	0	100.0%	100.0%	100.0%	100.0%
11x28	308.0	308.0	0	1	0	1	90.00	90	0	0	90	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
11x28	308.0	34,804.0	41	53	19	113	100.00	11,300	4,100	3,485	5,300	635	0	0	0	0	84.5%	36.3%	36.3%	30.7%
11x28	308.0	4,312.0	4	10	0	14	110.00	1,540	440	440	1,100	0	0	0	0	0	100.0%	28.6%	28.6%	28.6%
11x28	308.0	8,624.0	16	11	1	28	120.00	3,360	1,920	1,770	1,320	150	0	0	0	0	92.2%	57.1%	57.1%	52.7%
11x28	308.0	924.0	2	1	0	3	125.00	375	250	250	125	0	0	0	0	0	100.0%	66.7%	66.7%	66.7%
11x28	308.0	924.0	1	0	2	3	150.00	450	150	150	0	0	0	0	0	0	100.0%	33.3%	33.3%	33.3%
11x32	352.0	1,056.0	3	0	0	3	0.00	0	0	0	0	0	0	0	0	0	0.0%	100.0%	100.0%	0.0%
11x32	352.0	352.0	1	0	0	1	80.00	80	80	80	0	0	0	0	0	0	100.0%	100.0%	100.0%	100.0%
11x32	352.0	704.0	1	1	0	2	120.00	240	120	120	120	0	0	0	0	0	100.0%	50.0%	50.0%	50.0%
11x32	352.0	60,856.0	97	89	23	209	120.00	20,445	8,965	8,180	9,080	785	0	0	0	0	91.2%	46.4%	45.4%	40.0%

Occupied Area	27,612.0
Vacant Area	26,268.0
Unrentable Area	6,976.0
Total Area	60,856.0

Average Area/Unit	284.7
Average Rent/Unit	84.33
Average Rent/Area	0.30
Occupied	91.2%
Vacant	46.4%
Unrentable	45.4%
Total	291.2
Income	97.82
Units	0.34
Area	0.34
Economic Occupancy	0.34

Occupancy Statistics

Tuesday, April 2, 2019

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L001 - A+ Boat Club Storage, 8955 Boat Club Road, Fort Worth TX 76179

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	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units
Occupied Units	0	0.0	0	0.0	0	0.0	0	0.0	2	2.1	10	10.3	11	11.3	74	76.3
Average Rent/Unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	104.00	104.00	115.00	298.2	298.2	87.03	87.03
Average Area/Unit	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	308.0	308.0	301.6	290.8	290.8	290.8	281.2	281.2

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	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units	Occupied Units	Percentage of Occupied Units
Occupied Units	0	0.0	0	0.0	0	0.0	0	0.0	1	0.2	10	2.3	10	2.3	404	95.0
Average Rent/Unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	112.00	112.00	117.00	117.00	117.00	97.71	97.71
Average Area/Unit	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	308.0	308.0	301.6	290.8	290.8	290.8	290.4	290.4

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	60,856.0	97	89	23	209	% of Total	Per Area	20,445	8,965	8,180	9,080	785	0	91.2%	46.4%	45.4%	40.0%

Gross Potential Rates (1)	20,445	100.0%	0.34	Units	97	Occupied	89	Unrentable	23	Total	209						
Gross Unrentable Unit Rates	2,400	11.7%	0.34	% of Units	46.4%												
Gross Vacant Unit Rates	9,080	44.4%	0.35	Area	27,612.0												
Gross Occupied Unit Rates	8,965	43.8%	0.32	% of Area	45.4%												
Gross Complimentary Unit R	0	0.0%	0.00	Standard Rate	8,965.00												
Actual Occupied Unit Rates (3)	8,180	40.0%	0.30	% of Standard Rate	43.8%												
Occupied Rate Variance (4)	785	3.8%	0.03	Average Rent/Unit	284.66												
				Average Rent/Area	84.33												
					0.30												

Explanation
 Rental rates and vacancies represent a snapshot of this site as of the report date.
 All standard rates are monthly.

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

(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

Management Summary

Sunday, December 31, 2017

L001 - A+ Boat Club Storage, 8955 Boat Club Road, Fort Worth TX 76179

	Daily	Month-To-Date	Fiscal YTD
From	Dec-31-2017	Dec-01-2017	Jan-01-2017
To	Dec-31-2017	Dec-31-2017	Dec-31-2017
Deposits			
Cash	0.00	0.00	0.00
Check	0.00	1,915.00	63,401.66
ACH Debit	0.00	0.00	0.00
Debit Card	0.00	0.00	0.00
Charge Card	0.00	4,040.00	66,931.99
SubTotal	0.00	5,955.00	130,333.65
Misc Deposit	0.00	0.00	0.00
Total	0.00	5,955.00	130,333.65

Payment Receipts

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

Rent	0.00	5,945.00	112,786.88
Recurring	0.00	0.00	0.00
Late Fee	0.00	10.00	895.00
NSF Fee	0.00	0.00	0.00
Admin Fee	0.00	0.00	366.06
Insurance	0.00	0.00	0.00
Other	0.00	0.00	818.71
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	5,955.00	114,866.65

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	0.00	0.00
Current Rent	0.00	5,490.00
Past Due Rent	0.00	455.00
Total	0.00	5,945.00

Current Late Fee	0.00	0.00
Past Due Late Fee	0.00	10.00
Total	0.00	10.00

NSF Reversals	0	0	0
	0.00	0.00	0.00

Concessions	(Credits Issued)		
Rent	0.00	85.00	24,722.06
Rent (Bad Debt)	0.00	0.00	0.00
Late Fees	0.00	40.00	7,175.00
Taxes	0.00	0.00	0.00
Other	0.00	0.00	125.00
Total	0.00	125.00	32,022.06

Discounts	(Variances from standard rates.)		
Rent (Expiring)	0.00	0.00	0.00
Rent (Non-Expiring)	0.00	910.00	11,370.00

Bad Debts	0.00	0.00	1,550.00
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Activity			
Move-Ins	0	0	21
Insurance	0	0	0
Move-Outs	0	0	22
Transfers	0	0	1
Rented Area Increase	0	0	-372
Collection Notes	0	0	0
Auctions	0	0	0

Leads			
SpareFoot Leads	0	0	0
Phone Leads	0	0	0
Web Leads	0	0	0
Walk-In Leads	0	0	21
Leads Converted	0	0	17

As of Sunday, December 31, 2017				
Occupancy	Units	%Units	Area	%Area
Occupied	110	52.6%	31,292	51.4 %
Vacant*	76	36.4%	22,588	37.1 %
Unrentable	23	11.0%	6,976	11.5 %
Complimentary	8		2,380	
Total	209	100.0%	60,856	100.0 %
Waiting List	0	Autobilled**	43	
Overlocked**	0	Insurance**	0	
Per Area				
Gross Potential Rates ¹		20,415	100.0%	0.34
Gross Unrentable Unit Rates		2,400	11.8%	0.34
Gross Vacant Unit Rates		7,710	37.8%	0.34
Gross Occupied Unit Rates		10,305	50.5%	0.33
Gross Complimentary Unit Rates ²		0	0.0%	0.00
Actual Occupied Unit Rates ²		9,395	46.0%	0.30
Occupied Rate Variance		910	4.5%	0.03
Effective Rate after Concessions ³		9,310	45.6%	0.30

Unpaid Charges (Current tenants)					
Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	0.00	0	0.0	0.0	0.0
11-30	3,880.00	18	16.4	19.0	41.3
31-60	1,910.00	6	5.5	9.4	20.3
61-90	130.00	1	0.9	0.6	1.4
91-120	1,370.00	1	0.9	6.7	14.6
121-180	2,490.00	4	3.6	12.2	26.5
181-360	3,610.00	6	5.5	17.7	38.4
>360	2,360.00	4	3.6	11.6	25.1
Total	15,750.00	40	36.3	77.1	167.6

Delinquency (Current tenants >30 days)					
Rent	10,830.00	20	18.20	53.00	115.30
Other	1,040.00				
Taxes	0.00				
Total	11,870.00				

Liabilities	Units	Amount
Prepaid Rent	2	670.00
Prepaid Insurance	0	0.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

Rent Last Change	Units	Rent Variances	Units
0 - 6 Months	8	< 0%	0
6 - 12 Months	8	0 - 15%	73
12 - 18 Months	6	15 - 30%	36
18 - 24 Months	3	30 - 50%	0
> 24 Months	85	> 50%	1
Total	110	Total	110

Owners' Alert	Total	Tenants	
Standard rates unchanged > 360 days	189	Occupied	110
Tenants rates unchanged > 360 days	94	Insurance	0 0%
Days with payments and no daily close	0	ACH Billed	0 0%
Backdated payments	0	Credit Card	40 36%
Backdated charges	0	Paid Online	0 0%
Deleted payments	0		
Deleted charges	0		
Deleted units	0	Insurance	
Unit size changes	0	Premiums	0.00
Program defaults changes	0	Coverage	0.00

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

Management Summary

Sunday, September 30, 2018

L001 - A+ Boat Club Storage, 8955 Boat Club Road, Fort Worth TX 76179

	From	Daily	Month-To-Date	Fiscal YTD
	To	Sep-30-2018	Sep-01-2018	Jan-01-2018
		Sep-30-2018	Sep-30-2018	Sep-30-2018
Deposits				
Cash		0.00	0.00	0.00
Check		0.00	1,355.00	30,495.00
ACH Debit		0.00	0.00	0.00
Debit Card		0.00	0.00	0.00
Charge Card		0.00	5,360.00	32,355.00
SubTotal		0.00	6,715.00	62,850.00
Misc Deposit		0.00	0.00	0.00
Total		0.00	6,715.00	62,850.00

Payment Receipts

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

Rent	0.00	5,485.00	64,570.00
Recurring	0.00	0.00	0.00
Late Fee	0.00	0.00	370.00
NSF Fee	0.00	0.00	0.00
Admin Fee	0.00	0.00	0.00
Insurance	0.00	0.00	0.00
Other	0.00	0.00	0.00
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	5,485.00	64,940.00

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	0.00	310.00
Current Rent	0.00	4,295.00
Past Due Rent	0.00	880.00
Total	0.00	5,485.00
Current Late Fee	0.00	0.00
Past Due Late Fee	0.00	0.00
Total	0.00	0.00

NSF Reversals

	0	0	0
Total	0.00	0.00	0.00

Concessions (Credits Issued)

Rent	0.00	2,060.00	10,095.00
Rent (Bad Debt)	0.00	0.00	0.00
Late Fees	0.00	180.00	4,440.00
Taxes	0.00	0.00	0.00
Other	0.00	0.00	0.00
Total	0.00	2,240.00	14,535.00

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	0.00	0.00
Rent (Non-Expiring)	0.00	835.00	7,950.00

Bad Debts	0.00	0.00	2,040.00
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Activity

Move-Ins	0	0	6
Insurance	0	0	0
Move-Outs	1	1	19
Transfers	0	0	1
Rented Area Increase	-308	-308	-3,680
Collection Notes	0	0	0
Auctions	0	0	0

Leads

SpareFoot Leads	0	0	0
Phone Leads	0	0	0
Web Leads	0	0	0
Walk-In Leads	0	0	6
Leads Converted	0	0	4

As of Sunday, September 30, 2018

Occupancy	Units	%Units	Area	%Area
Occupied	97	46.4%	27,612	45.4%
Vacant*	89	42.6%	26,268	43.2%
Unrentable	23	11.0%	6,976	11.5%
Complimentary	8		2,380	
Total	209	100.0%	60,856	100.0%

Waiting List	0	Autobilled**	43
Overlocked**	0	Insurance**	0

			Per Area
Gross Potential Rates	1	20,445	100.0% 0.34
Gross Unrentable Unit Rates		2,400	11.7% 0.34
Gross Vacant Unit Rates		9,080	44.4% 0.35
Gross Occupied Unit Rates		8,965	43.8% 0.32
Gross Complimentary Unit Rates	2	0	0.0% 0.00
Actual Occupied Unit Rates		8,180	40.0% 0.30
Occupied Rate Variance		785	3.8% 0.03
Effective Rate after Concessions	3	6,120	29.9% 0.22

Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	0.00	0	0.0	0.0	0.0
11-30	3,460.00	2	2.1	16.9	42.3
31-60	3,325.00	6	6.2	16.3	40.6
61-90	70.00	0	0.0	0.3	0.9
91-120	2,725.00	14	14.4	13.3	33.3
121-180	2,405.00	8	8.2	11.8	29.4
181-360	3,370.00	3	3.1	16.5	41.2
>360	5,430.00	5	5.2	26.6	66.4
Total	20,785.00	38	39.2	101.6	254.1

Delinquency (Current tenants >30 days)

Rent	16,155.00	36	37.10	79.00	197.50
Other	1,170.00				
Taxes	0.00				
Total	17,325.00				

Liabilities

Liabilities	Units	Amount
Prepaid Rent	4	1,270.00
Prepaid Insurance	0	0.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

Rent Last Change

Units	Rent Variances	Units
0 - 6 Months	< 0%	1
6 - 12 Months	0 - 15%	62
12 - 18 Months	15 - 30%	33
18 - 24 Months	30 - 50%	0
> 24 Months	> 50%	1
Total	Total	97

Owners' Alert

	Total	Tenants	
Standard rates unchanged > 360 days	201	Occupied	97
Tenants rates unchanged > 360 days	92	Insurance	0 0%
Days with payments and no daily close	0	ACH Billed	0 0%
Backdated payments	0	Credit Card	27 28%
Backdated charges	0	Paid Online	0 0%
Deleted payments	0	Insurance	
Deleted charges	3	Premiums	0.00
Deleted units	0	Coverage	0.00
Unit size changes	0		
Program defaults changes	1		

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

Devoe Enterprises (an entity of a corporation)

8855 Boat Club Rd

Fort Worth, Tx 76179

4.5 acres with approximately 61,380 sq feet(according to Tarrant County Appraisal District) F1 Commerical Boat Storage rental space located in Tarrant County, Fort Worth, Texas 76179

Expenses for 2018 fiscal year summary

Bank Credit Card Fees	\$2,250.00
Property Taxes	34,700.00
Insurance Expense	11,850.00
SiteLink charges	2,100.00
Cellular Control	972.00
<u>Electrical Expenses</u>	<u>2,385.00</u>

\$ 73,160.00