

Management Summary Report

For Month Ending Wednesday Aug 31, 2011

Printed On Thursday, September 01, 2011 at 11:57:43 AM

Page 1 of 1

Kembricks Storage 3288 B. C. Grant Road Cornelia, GA 30531

	Daily	Month-To-Date	Year-To-Date
From	8/31/11 0:00	8/1/11 0:00	1/1/11 0:00
To	8/31/11 23:59	8/31/11 23:59	8/31/11 23:59
Bank Deposits			
Cash	0.00	1,465.83	17,658.98
Checks	0.00	3,232.60	32,452.40
Charge	0.00	3,725.57	37,573.47
Total	0.00	8,424.00	87,684.85

Receipts

(Note: Receipts will not match deposits unless they correspond to the same periods. Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	0.00	8,942.52	85,419.77
Recur. Chgs	0.00	0.00	0.00
Late Fees	0.00	250.00	1,835.21
NSF Fee	0.00	30.00	150.00
Admin Fee	0.00	0.00	0.00
Reserv Fee	0.00	25.00	75.00
Insurance	0.00	0.00	0.00
Other Chgs	0.00	50.00	615.00
Misc Deposit	0.00	30.50	-417.47
Overpmts	0.00	0.00	0.00
Sec Dep	0.00	125.00	400.00
POS	0.00	30.82	625.54
POS Taxes	0.00	2.16	43.80
Rent Taxes	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00
Total	0.00	9,486.00	88,746.85

Collections (Receipts collected in the reporting period towards rent.)

Prepaid Rent	0.00	1,331.35
Current Rent	0.00	6,223.12
Past Due Rent	0.00	1,388.05
Total	0.00	8,942.52

(Receipts collected in the reporting period towards Late Fees #1, #2, #3.)

Current Late Fee	0.00	0.00
Past Due Late Fee	0.00	250.00
Total	0.00	250.00

NSF Checks 0.00 0.00

Concessions (Credits applied to reporting period's charges.)

Rent: Move-In	0.00	10.16	320.83
Rent: Move-Out	0.00	115.48	974.91
Rent: Other Periods	0.00	350.46	2,481.52
Late Fees:#1,#2,#3	0.00	0.00	103.00
Other Charges	0.00	25.00	419.10
Total Waived	0.00	501.10	4,299.36

Disc from Std Rent 0.00 1,551.73 15,945.27

Unit Activity

Move-Ins	0	5	77
Insurance	0	0	0
Move-Outs	1	7	67
Transfers	0	1	6
Phone Inquiries	0	0	0
Walk-In Inquiries	0	0	0
Walk-Ins Converted	0	0	0
Letters Mailed	0	52	526
Collection Calls Made	0	15	291

Payments Taken	0	111
Fees Charged	24	28
Merch. Sales	0	2

As of Wed Aug 31, 2011

Rental Activity	Units		SqFt	
Rented Units	173	68.1%	25,750	73.4%
Vacant* Units	76	29.9%	9,075	25.9%
Unrentable	5	2.0%	250	0.7%
Complimentary	12		950	
Total Spaces	254	100.0%	35,075	100.0%
Waiting List	24			
Overlocked**	17	9.8%		
Auto-billed**	36	20.8%		
Insured**	0	0.0%		

			\$/SqFt
Gross Potential Rent	18,000.00	100.0%	0.513
Gross Vacant Unit Rates	5,735.00	31.9%	0.632
Gross Occupied Unit	12,265.00	68.1%	0.476
Actual Occupied Unit	10,833.75	60.2%	0.421
Rental Rate Variance	1,431.25	8.0%	0.056
Effective Rental Rates	10,473.13	58.2%	0.407

Unpaid Charges (Curr Tenants)			Units	%GrossPot	%ofAct
0 - 10	280.00	11.1%	0	1.6%	2.6%
11 - 30	1,207.50	47.7%	12	6.7%	11.2%
31 - 60	130.70	5.2%	2	0.7%	1.2%
61 - 90	540.90	21.4%	7	3.0%	5.0%
91 - 120	250.00	9.9%	3	1.4%	2.3%
121 - 180	120.00	4.7%	2	0.7%	1.1%
181 - 360	0.00	0.0%	0	0.0%	0.0%
Total	2,529.10	100.0%	26	14.1%	23.4%

Delinquency (Current Tenants, 31 - 360 Days)

Units (rent only)	11	6.4% of Rented Units
Rent Charges	799.50	7.4% of Actual Month
Other Charges	242.10	

Liabilities

	Units	\$ Total
Tot Prepaid Rent	41	5,350.95
Tot Prepaid Insurance		0.00
Tot Prepaid Rec. Charge		0.00
Total Sec Dep		1,295.00

Rent Last Changed	Units	Var from Std Rate	Units
Leased 0 - 6 months	1	0 - 15%	26
6 - 12 months	2	15 - 30%	31
12 - 18 months	7	30 - 50%	16
18 - 24 months	1	> 50%	3
> 24 months	8	Total	76
Total	19		

Owner's Alert

	Total	% of All
Std rates not changed in 360 days	247	97.2%
Rental rates not changed in 360 days	108	62.4%
Payments with no daily close	106	82.2%
Daily closes without backup	0	0.0%
Deleted payments	1	
Deleted charges	0	
Units deleted	0	
Unit size changes	0	

Report Explanation

(*) Vacancies do not include unrentable units.

(**) Reported values reflect the current tenant status.

Gross Pot. Rent= sum of Std.Rental Rates as of the report date

Effective Rate= Actual Occ Rate - Credit Concessions on rent for units occupied as of the report date.

Disc from Std Rent= discounts from current std (or prorated) rate