**BEARS DEN MANAGEMENT REPORT AS OF 10/2/ 2023**

(#1) **Total units** =102.

(#2) **Software** = pen/pencil/ledger book.

(#3) **Rentable** Square footage = 28,738.

(#4) **square footage** of property = Approx 9.5 acres. 300ft of Hwy frontage.

(#5) **Occupancy rate** = 100%. I've never had a vacancy in 20 years.

(#6) 2022 revenue doesn't matter since I had a rate adjustment. Current revenue if I include all units (I occupy 2 units) = $91,440 + Electric for some units $840. Total = $92,280. Add outside storage = $5k to $6k.

 (#7) 2022 Property Taxes $6,287.

 (#8) Rent roll report? No need for that. I am full always. If someone really needs that for proof, I can copy the book.

(#9) unit mix with rates= Building "A" 26 10x24 @ $75 a month. Building "B" 26 units. 11x26. Some units have center walls pinned back creating larger units. Building "C" 30 units. 11x26. Some units have walls pinned back creating larger units. Building "D" 20 units. 11x26. Two units have the center wall pinned back creating a double unit.

 (#10) Tenant projection insurance? No.

(#11) Daily operational expenses. Expenses run $12k to $13k per year depending on snow in relation to plowing. So, per day approximately $34 per day.

 (#12) Recent repairs? I replaced a broken electrical outlet. Renovations? Graded and filled with road base an area for outside storage.

 (#13) other revenue? Outside storage.

 (#14) Security cameras? Yes, there are 10 cameras. They look real but they are fake cameras. There are 40 lights on the property.

. NOTE: I haven't had a vacancy in 20 years.  I am on the low end of competitive rates. There is plenty of room to move up on the rates. $100 to $125 is very doable. Property is ripe for a RV Park. Also I have left 175ft of the 300ft of hwy frontage which is perfect for another business. There is also plenty of property left to develope into more storage buildings.