

7. Action Plan: Implementing Your Delinquency Reduction Strategy

Follow these steps:

Step 1: Assess

- Calculate
- Document
- Identify causes
- Quantify

Step 2: Develop

- Create a plan
- Establish roles
- Review and refine
- Refine the plan

Step 3: Select

- Evaluate options
- Prioritize
- Ensure fit
- Consider

Step 4: Implement

- Configure
- Develop
- Conduct
- Create

Step 5: Monitor

- Track key metrics
- Conduct
- Identify
- Share

Pro Tip: Set a schedule to track progress.

6. Case Study: How Storage Star Cut Delinquency by 80%

Storage Star, a growing self-storage company with facilities across multiple states, faced a significant challenge: delinquency rates exceeded industry averages, and manual processes were consuming staff time.

The Challenge

- Delinquent
- Staff
- Inconsistent

The Solution

- Storage Star
- Staff
- Inconsistent
- Pro
- Auto

The Results

- 80% reduction
- 70% staff
- 50% cost
- Enhanced

Why?

Key States

- Notice
- Common
- Public
- Sale

High-Risk

- California
- Texas
- Florida
- New York

Pro Tip: Up changes in

5. Automate Delinquency Management

Modern delinquency

Essential

- Integrate
- Prepare
- Monitor
- Document
- Audit

How Automation

- Reduces
- Ensures
- Accelerates
- Provides

Pro Tip: Look

Most delinquent

2. Understanding the Delinquency Lifecycle

The path from a missed payment to a delinquent account is a crucial moment in the delinquency lifecycle.

Stage 1: Early Delinquency

- Missed payment
- Returned checks
- Pattern of late

Stage 2: Active Delinquency

- Multiple missed
- Unresponsive
- Access restrictions

Stage 3: Pre-Foreclosure

- Formal delinquency
- State-mandated
- Last opportunity

Stage 4: Lien and Auction

- Legal notice
- Auction process
- Unit disposal

The most costly time to contact a delinquent is after the lien is filed.

3. Five Proven Strategies to Reduce Delinquency

Strategy #1: Automate Delinquency Management

- Text messages
- Email
- Phone calls



The Self-Storage Operator's Guide to Reducing Delinquency

AUTOMATE. IMPROVE. MANAGE. LESS.

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1. Introduction: The True Cost of Delinquency

Every unpaid unit in your facility represents more than just missed revenue.

Delinquency creates a cascade of costs that impact your entire operation:

Direct Revenue Loss: The average self-storage unit generates \$74.57 per month nationally (as of 2023 figures). When delinquency rates climb even 1%, that translates to thousands in lost revenue for mid-sized operators.

Operational Inefficiency: Staff spend 2-9 hours per month per property managing delinquent accounts—time that could be dedicated to customer acquisition and service.

Legal Exposure: Mishandling lien notices can result in lawsuits, with settlements that can potentially exceed \$70,000 per case, not including legal fees.

Opportunity Cost: Delinquent units remain occupied but unprofitable, preventing you from renting the space to paying customers.

The bottom line?

A 5% delinquency rate on a 500-unit facility costs approximately \$34,353 annually in direct revenue alone—before accounting for staff time and legal risk.

Reducing Delinquency

CO Houle



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