



## **OUTBACK MANAGEMENT** **Operations Consulting**

### **Option I – Single Analysis and Action Plan:**

Spend one week on location completing detailed analysis of the site, market, and competition providing written recommendations for the owners to implement. The analysis will include but not necessarily limited to:

- Human Resources
- Competitors
- Marketing Plan
- Customer Service
- Updated ODESSA
- Street Rates
- Tenant Rates
- New Renter Discounts
- Product Mix and Conversion Opportunities
- P & L Analysis
- Facility Ambiance
- Foreclosure Procedures

### **Option II – Action Plan with Ongoing Analysis:**

This option includes everything from the single analysis but would also provide follow up examination that will include but not necessarily limited to:

- Monthly P&L Analysis
- Every Other Month Site Visit Progress Report
- Facility Audit Every Six Months
- Walk through Audit Quarterly (This is two walk through audits along with the two complete facility audits that also include a walk through.)
- Quarterly Street Rate Recommendation
- Annual or Semiannual Tenant Rate Adjustment Recommendation
- Annual Marketing Plan

### **Option III – Ongoing Analysis:**

This option would not include the initial week, but would provide ongoing analysis.

### **Fee Structure:**

- Option I - \$3,850 Plus Expenses
- Option II - \$3,850 initial, \$770 Per Month Plus Expenses
- Option III - \$770 Per Month Plus Expenses

Expenses will be reimbursed at actual costs. The initial visit would be wholly paid for by the property(s) included, every other month visit costs may be shared with other facilities if they are in the same geographical area. Copies of the actual receipts and methodology of billing will be provided.

### **Disclaimer:**

We will make recommendations we believe will help the overall performance of the facility. As we will not be the management company we would not be responsible for the successful implementation of the plan.