

\$41.25 Per Unit Per Month

Expense Item

Gas

Expense Category	Operating Expense	% of Gross 8.00%
Operating Reimbursable	No	% of E.G.I. 8.42%
CAM Reimbursable	No	% of Total Expenses 18.31%

Expense Description

The building is heated by a modern central gas hot-water boiler that is has a 92% efficiency rating. This expense has been estimated at \$66.00 per apartment unit per month.

Estimated First Year Expense	\$15,840 Annual
	\$792.00 Per Unit
	\$1,320 Per Month
	\$66.00 Per Unit Per Month

Expense Item

Maintenance/Repair

Expense Category	Operating Expense	% of Gross 5.00%
Operating Reimbursable	No	% of E.G.I. 5.26%
CAM Reimbursable	No	% of Total Expenses 11.44%

Expense Description

Maintenance for buildings of this type range between 5% to 8% of gross income. The building has been modernized and we have estimated this expense at 5% of gross income.

Estimated First Year Expense	\$9,900 Annual
	\$495.00 Per Unit
	\$825.00 Per Month
	\$41.25 Per Unit Per Month

Expense Item

Management

Expense Category	Operating Expense	% of Gross 5.70%
Operating Reimbursable	No	% of E.G.I. 6.00%
CAM Reimbursable	No	% of Total Expenses 13.04%

Expense Description

Management for buildings of this type range between 4% to 6% of effective gross income. We have estimated this expense at \$11,286 per year, or 6% of effective gross income.

Estimated First Year Expense	\$11,286 Annual
	\$564.30 Per Unit
	\$940.50 Per Month

\$47.03 Per Unit Per Month

Expense Item

Advertising

Expense Category

Other Expense

% of Gross 2.00%

Other Reimbursable

No

% of E.G.I. 2.11%

CAM Reimbursable

No

% of Total Expenses 4.58%

Expense Description

An expense of \$3,960 has been estimated, or 2% of gross income.

Estimated First Year Expense

\$3,960 Annual

\$198.00 Per Unit

\$330.00 Per Month

\$16.50 Per Unit Per Month

Expense Item

Reserve for Replacement

Expense Category

Reserve Expense

% of Gross 2.00%

Reserve Reimbursable

No

% of E.G.I. 2.11%

CAM Reimbursable

No

% of Total Expenses 4.58%

Expense Description

Replacement reserves have been estimated to cover the cost of replacing short-lived items such as carpet, appliances, and roof.

Estimated First Year Expense

\$3,960 Annual

\$198.00 Per Unit

\$330.00 Per Month

\$16.50 Per Unit Per Month

Expense Item

Total Annual Expenses

% of Gross 43.70%

% of E.G.I. 46.00%

% of Total Expenses 100.00%

Estimated First Year Expense

\$86,526 Annual

\$4,326 Per Unit

\$7,211 Per Month

\$360.53 Per Unit Per Month