

APG REAL ESTATE CAPITAL LLC
2018 PROPERTY OPERATING BUDGET - MRI 200902

ESTIMATED OPERATING EXPENSES

Total suite sqft 177,120 Total prop sqft 417,719

New

OPERATING EXPENSES	Annual	\$/sqft/mth		
Cleaning-Contract, Window	3,000			
Trash	tenant direct			
R&M - Electrical	4,176			
R&M - HVAC	4,000			
R&M - Plumbing	3,356			
R&M - Roof	10,900			
R&M - Painting	800			
R&M - Parking Lot	-			
R&M - Parking Lot Sweep	6,240			
R&M - Other Building	-			
R&M - Exterminating	tenant direct			
Electricity	30,400			
Water	17,400			
Grounds - Contract	44,048			
Security - Contract	tenant direct			
Fire Life & Safety	19,573			
Management Fee*	60,000	CAM	\$ 203,893	\$ 0.04068
Taxes - Real Property	262,284	TAXES	\$ 262,284	\$ 0.05232
Insurance - General Liabi	4,088			
Insurance - Blanket	38,394	INS	\$ 42,482	\$ 0.00847
TOTAL ANNUAL OPERATING EXPENSES	\$ 508,659			
PRO-RATA SHARE OF PROPERTY	42.40%			
PRO-RATA SHARE OPERATING EXPENSES	\$ 215,680			
MONTHS OF PAYMENTS	12			
TOTAL MONTHLY EXPENSE FOR TENANT	\$ 17,973		\$	0.10