

SELECTED METROPOLITAN AREAS

SUBURBAN

SUBURBAN OFFICE BUILDINGS

METROPOLITAN SACRAMENTO, CA

CHART OF ACCOUNTS	\$/GROSS AREA OF ENTIRE BLDG.					\$/GROSS RENTABLE OFFC. AREA					\$/NET RENTABLE OFFC. AREA				
	BLGS	SQ. FT. (10000)	RANGE			BLGS	SQ. FT. (10000)	RANGE			BLGS	SQ. FT. (10000)	RANGE		
			MED.	LOW	HIGH			MED.	LOW	HIGH			MED.	LOW	HIGH
INCOME															
OFFICES	17	96	13.96	12.37	15.41	8	35	14.21			15	71	16.05	13.00	17.54
RETAIL											1	11	.01	.01	.01
PARKING	2	26	.04	.01	.04	1	12	.05			10	49	.58	.47	.61
PASS-THROUGHS	11	69	.48	.40	.52	6	29	.51							
RETAIL % INCOME															
MISC. INCOME	11	53	.11	.04	.14	5	12	.05			11	46	.12	.04	.22
VACANCY/DELIN.RENTS	17	96	.75	.20	1.25	8	35	.80			15	71	.77	.08	1.37
TOTAL COLLECTIONS	17	96	12.08	11.16	14.75	8	35	13.69			15	71	13.18	11.59	16.58
EXPENSES															
ELECTRICITY															
WATER	17	96	.04	.03	.07	8	35	.07			15	71	.05	.03	.08
SEWER	16	88	.03	.02	.03	7	27	.02			14	64	.03	.02	.07
HVAC FUEL															
GAS	9	46	.13	.09	.16	4	14	.14			9	42	.14	.10	.16
FUEL OIL															
ELECTRICITY															
STEAM															
OTHER															
COMBINATION ELECTRIC	17	96	1.49	1.26	1.68	8	35	1.28			15	71	1.71	1.51	1.90
TOTAL ENERGY PLANT															
SUBTOTAL UTILITIES	17	96	1.74	1.40	1.81	8	35	1.40			15	71	1.93	1.73	2.11
JANITORIAL															
PAYROLL/CONTRACT	17	96	.66	.60	.75	8	35	.72			15	71	.73	.63	.79
CLEANING SUPPLIES	7	30	.01	.00	.10	4	11	.12			7	26	.01	.01	.11
MISCELLANEOUS	5	36	.01	.01	.03	3	16	.01			4	20	.03	.01	.03
MAINTENANCE & REPAIR															
PAYROLL	10	50	.37	.18	.38	4	18	.39			9	42	.40	.22	.42
SUPPLIES	13	69	.02	.01	.04	5	22	.02			11	48	.03	.01	.04
HTG/VEN & AC REPAIRS	17	96	.21	.15	.34	8	35	.26			15	71	.27	.16	.42
ELECTRIC REPAIRS	15	84	.02	.00	.05	6	24	.02			14	64	.03	.00	.06
PLUMBING REPAIRS	15	74	.02	.00	.03	7	27	.02			13	51	.02	.01	.03
ELEV REPR/MAINTEN.	9	69	.05	.04	.07	4	21	.07			8	49	.06	.05	.08
EXTERIOR REPAIRS	4	26	.05	.03	.05	1	2	.03			4	24	.05	.03	.05
ROOF REPAIRS	11	48	.03	.02	.03	5	12	.03			11	42	.04	.02	.06
PARKING LOT REPAIRS	9	55	.01	.00	.03	4	15	.01			9	50	.01	.00	.06
DECORATING-TENANT	3	15	.02	.01	.02	1	1	.53			3	13	.02	.01	.02
DECORATING-PUBLIC	6	45	.03	.01	.03	4	17	.03			5	27	.03	.03	.03
MISC. REPAIRS	14	75	.10	.05	.21	6	25	.29			12	51	.12	.06	.18
SUBTOT JAN/MAINT/RPR	17	96	1.40	.96	1.78	8	35	1.60			15	71	1.64	.98	1.98
ADMINISTRATIVE															
PAYROLL-ADMINIST.	2	16	.19	.11	.19						2	14	.22	.12	.22
ADVERTISING	3	15	.01	.01	.01	2	8	.01			2	9	.05	.02	.05
MANAGEMENT FEE	17	96	.48	.40	.54	8	35	.50			15	71	.54	.38	.59
OTHER ADMINISTRATIVE	12	60	.03	.01	.04	7	31	.02			11	41	.04	.01	.05
OTHER PAYROLL COSTS															
PAYROLL TAXES	2	26	.03	.02	.03						2	23	.03	.02	.03
EMPLOYEE BENEFITS	7	45	.02	.02	.02	2	7	.02			7	40	.02	.02	.02
SUBTOTAL ADMIN/PAYRL	17	96	.52	.47	.68	8	35	.53			15	71	.59	.38	.71
INSURANCE															
INSURANCE	17	96	.12	.11	.17	8	35	.16			15	71	.15	.12	.18
SERVICES															
LANDSCAPE	17	96	.27	.20	.35	8	35	.28			15	71	.28	.21	.39
TRASH REMOVAL	17	96	.05	.04	.06	8	35	.05			15	71	.06	.05	.07
SECURITY-PAYROLL	1	2	.09	.09	.09						1	2	.09	.09	.09
SECURITY-CONTRACTED	10	77	.08	.05	.24	4	27	.28			9	58	.08	.05	.11
WINDOW WASHING	6	34	.03	.01	.03	2	2	.05			6	31	.04	.01	.04
SNOW REMOVAL															
MISCELLANEOUS	9	34	.04	.02	.06	3	8	.05			9	31	.04	.02	.07
SUBTOTAL INSUR/SRVCS	17	96	.63	.40	.71	8	35	.66			15	71	.67	.47	.73
NET OPERATING COSTS															
NET OPERATING COSTS	17	96	4.38	3.50	5.52	8	35	4.66			15	71	5.09	3.75	5.81
REAL ESTATE TAXES	17	96	.92	.71	1.05	8	35	1.05			15	71	.97	.77	1.14
OTHER TAX/FEE/PERMIT	3	16	.00	.00	.00	2	4	.02			3	15	.00	.00	.00
TOTAL OPERATING COSTS															
TOTAL OPERATING COSTS	17	96	5.26	4.40	6.25	8	35	5.34			15	71	6.01	4.59	6.57

OCCUPANCY LEVEL 96% E/I RATIO (NOC/TAC) .32 TENANTS 3-YEAR (13) \$12.00
 VACANCY LEVEL 4% CLEANING SERVICES (% YES) 100% ALTERATNS 5-YEAR (14) \$18.50

FOOTNOTE: SQUARE FOOTAGE FIGURES (SQ.FT.) ARE REPORTED IN MULTIPLES OF TEN THOUSAND. SEE GUIDELINES SECTION FOR EXPLANATION OF REPORTS AND INTERPRETATION OF DATA. COPYRIGHT 1992, IREM.