Bridgeport, CT

SUBURBAN ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	287,012 SQ. FT.				287,012 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					14.11	14.30	12.11	16.72
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	14.11	14.30	12.11	16.72				
GROSS PARKING INC									
TENANT SERVICES									
MISCELLANEOUS	2	.52	.50						
TOTAL INCOME	5	14.34	14.30	12.11	16.72				
EXPENSE									
CLEANING	4	.79	.77	.70	.84	.79	.77	.70	.84
REPAIR/MAINT	4	.89	.92	.79	1.01	.89	.92	.79	1.01
UTILITES	3	2.16	2.20			2.16	2.20		
ROADS GROUNDS	5	.71	.65	.65	.80	.71	.65	.65	.80
SECURITY									
ADMINISTRATIVE	5	1.13	1.10	.99	1.34	1.13	1.10	.99	1.34
TOTAL OPER EXP	5	4.64	5.63	2.50	5.73	4.64	5.63	2.50	5.73
FIXED EXPENSE	5	1.76	1.67	1.53	1.96	1.76	1.67	1.53	1.96
TOTAL OPER+FIX	5	6.41	7.16	4.22	7.40	6.41	7.16	4.22	7.40
DIR LEASING EXP	4	.06	.06	.06	.06	.06	.06	.06	.06
AMORT LEASING EXP									
PARKING EXP									

OCCUPANCY INFO.	AVERAGE	BLDS
SQFT/OFFICE TENANT	9896.96	6
SQFT/RETAIL TENANT		
SQFT/OFFICE WORKER	338.46	6
SQFT/MAINTENANCE STAFF		
OFFICE OCCUPANCY (%)	94.33	6
RETAIL OCCUPANCY (%)		
YR-END RENT	17.33	3
GROSS PARKING INC/STALL ($)		
PARKING RATIO (STALLS/1000SF)	2.57	3
RENTABLE/GROSS SQFT	1.00	3
RENTABLE/USABLE SQFT		
TOTAL BTUs		
CAPITALIZATION THRESHOLD ($)		
BUILDING HOURS	53.00	5

DETAIL*	AVERAGE	BLDS
OFFICE RENT		
BASE RENT	11.94	5
PASS-THROUGHS		
OPER COST ESCAL	2.15	5
BASE RENT ESCAL		
LEASE CANCEL		
RENT ABATEMENT		
CLEANING		
PAYROLL		
ROUTINE CONTRACT	.61	3
SPEC CONTRACT	.02	5
SUP/MAT/MISC	.17	4
TRASH REMOVAL	.11	4
REPAIR/MAINT		
PAYROLL	.39	5
ELEVATOR	.05	2
HVAC	.15	4
ELECTRICAL	.02	4
STRUC ROOF	.01	4
PLUMBING	.01	3

DETAIL*	AVERAGE	BLDS
FIRE/LIFE SAFETY	.07	4
GEN EXTERIOR	.06	5
GEN INTERIOR	.08	5
CONTRACT		
UTILITIES		
ELECTRICITY	1.54	3
GAS	.40	3
FUEL OIL		
PURCH STEAM		
PURCH CH WATER		
WATER/SEWER	.23	5
ROADS/GROUNDS		
RDS/GDS LANDSCAPE	.30	5
RDS/GDS GARAGE	.06	5
RDS/GDS SNOW	.41	5
RDS/GDS OTHER		
SECURITY		
SEC PAYROLL		
SEC CONTRACT		

DETAIL*	AVERAGE	BLDS
SEC EQUIPMENT	.02	3
SEC OTHER		
ADMINISTRATIVE		
PAYROLL	.41	5
ALLOC ADMIN		
MGMT FEES	.51	5
PROF FEES	.04	3
GEN OFC EXP	.11	5
EMP EXP		
OTHER ADM EXP	.08	5
FIXED EXPENSES		
REAL ESTATE TAX	1.63	5
BLDG INSURANCE	.09	5
PERS PROPERTY TAX		
OTHER TAX	.04	5
LICENSE FEE		
LEASING EXPENSES		
PAYROLL		
ADV/PROMOTION	.04	4

DETAIL*	AVERAGE	BLDS
TRAVEL	.02	4
DIR-COMMISSIONS		
DIR-BUY OUT		
PROF FEES		
DIR-TENANT IMP		
DIR-OTHER		
AMORT COMMISSION		
AMORT-TENANT IMP		
AMORT-BUY-OUTS		
AMORT-OTHER		
PARKING		
IN HOUSE		
CONTRACT		
SNOW		
SHUTTLE		
TELECOMMUNICATIONS		
WIRE ACCESS		
ROOF TOP		
TOTAL INCOME		
TOTAL EXPENSES		

*Income calculation based on office rentable sq. ft.; Expense calculation based on total bldg. rentable sq. ft.

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