

SELECTED METROPOLITAN AREAS

DOWNTOWN

DOWNTOWN OFFICE BUILDINGS						METROPOLITAN HOUSTON, TX									
CHART OF ACCOUNTS	\$/GROSS AREA OF ENTIRE BLG.					\$/GROSS RENTABLE OFFC. AREA					\$/NET RENTABLE OFFC. AREA				
	BLGS	SQ. FT. (10000)	MED.	RANGE		BLGS	SQ. FT. (10000)	MED.	RANGE		BLGS	SQ. FT. (10000)	MED.	RANGE	
				LOW	HIGH				LOW	HIGH				LOW	HIGH
INCOME															
OFFICES	26	1555	11.89	9.42	14.43	26	1420	13.11	10.43	15.40	26	1345	13.60	10.43	17.90
RETAIL	7	780	.02	.01	.23	7	711	.02	.01	.30	7	717	.02	.01	.23
PARKING	24	1414	.66	.38	1.12	24	1280	.73	.40	1.18	24	1206	.74	.45	1.39
OTHER	13	1088	.07	.01	.22	13	977	.08	.01	.27	13	919	.09	.01	.27
PASS-THROUGHS	7	376	.11	.05	.44	7	366	.12	.06	.44	7	357	.14	.06	.44
RETAIL % INCOME	5	612	.01	.00	.01	5	556	.01	.00	.02	5	576	.01	.00	.02
MISC. INCOME	26	1681	.25	.10	.42	26	1514	.28	.10	.47	26	1471	.29	.10	.50
VACANCY/DELIN. RENTS	20	1218	1.30	.87	2.62	20	1103	1.49	.95	2.88	20	1039	1.49	1.12	3.00
TOTAL COLLECTIONS	27	1695	14.16	10.68	16.37	27	1528	14.16	12.02	19.01	27	1485	16.55	12.02	19.40
EXPENSES															
ELECTRICITY	10	766	.89	.73	.92	10	699	1.02	.77	1.02	10	688	1.02	.84	1.05
WATER & SEWER	25	1714	.11	.09	.14	25	1562	.11	.10	.14	25	1492	.13	.11	.15
HVAC FUEL															
GAS	17	1068	.07	.05	.11	17	979	.07	.05	.12	17	929	.08	.06	.13
FUEL OIL	5	247	.00			5	217	.00			5	214	.00		
ELECTRICITY	26	1588	1.05	.56	1.30	26	1426	1.08	.67	1.34	26	1390	1.24	.68	1.46
STEAM															
OTHER	7	506	.26	.03	.26	7	460	.29	.03	.29	7	433	.30	.03	.30
COMBINATION ELECTRIC	8	527	1.51	1.27	1.53	8	465	1.70	1.65	1.70	8	493	1.75	1.32	1.79
SUBTOTAL UTILITIES	28	1827	1.38	1.24	1.86	28	1660	1.53	1.28	2.09	28	1586	1.66	1.35	2.21
JANATORIAL															
PAYROLL/CONTRACT	28	1692	.66	.57	.77	28	1557	.72	.61	.86	28	1452	.78	.67	.87
CLEANING SUPPLIES	27	1572	.07	.01	.08	27	1437	.07	.01	.09	27	1333	.07	.02	.10
MISCELLANEOUS	12	906	.01	.00	.03	12	818	.01	.00	.03	12	782	.01	.00	.03
MAINT. & REPAIR															
PAYROLL	25	1567	.32	.31	.44	25	1445	.36	.33	.46	25	1340	.41	.35	.46
HTG/VEN & AC REPAIRS	28	1692	.17	.13	.22	28	1557	.18	.15	.22	28	1452	.19	.17	.22
ELECTRIC REPAIRS	28	1692	.05	.04	.08	28	1557	.06	.04	.09	28	1452	.06	.05	.11
PLUMBING REPAIRS	28	1692	.03	.02	.05	28	1557	.04	.02	.05	28	1452	.04	.02	.06
ELEV REPR/MAINT.	28	1692	.19	.11	.25	28	1557	.22	.12	.27	28	1452	.22	.12	.29
GENERAL BUILDING EXTERIOR	17	1247	.04	.02	.06	17	1136	.05	.02	.06	17	1056	.05	.02	.07
ROOF REPAIRS	18	1243	.02	.01	.03	18	1146	.02	.01	.03	18	1063	.02	.01	.04
PARKING LOT REPAIRS	9	309	.04	.03	.05	9	283	.04	.03	.06	9	264	.05	.03	.06
GENERAL BUILDING INTERIOR	25	1659	.14	.05	.25	25	1525	.16	.06	.26	25	1423	.16	.06	.26
MISC. REPAIRS	23	1540	.05	.03	.17	23	1417	.05	.04	.19	23	1326	.06	.04	.20
SUBTOT JAN/MAINT/RPR	28	1692	2.03	1.71	2.16	28	1557	2.13	1.85	2.37	28	1452	2.29	2.01	2.49
ADMINISTRATIVE															
PAYROLL-ADMINIST.	29	1832	.37	.22	.45	29	1665	.41	.24	.45	29	1592	.41	.28	.53
ADVERTISING	14	608	.01	.00	.03	14	562	.02	.00	.03	14	536	.02	.00	.03
MANAGEMENT FEE	26	1617	.34	.13	.58	26	1481	.40	.15	.61	26	1414	.46	.15	.67
OTHER ADMINISTRATIVE	29	1832	.16	.06	.39	29	1665	.18	.06	.42	29	1592	.18	.06	.50
SUBTOTAL ADMIN/PAYRL	29	1832	1.05	.54	1.31	29	1665	1.10	.61	1.42	29	1592	1.18	.61	1.60
SERVICES															
LANDSCAPE	25	1539	.07	.04	.11	25	1415	.08	.04	.12	25	1341	.09	.05	.13
TRASH REMOVAL	26	1616	.03	.02	.04	26	1491	.03	.02	.04	26	1392	.03	.02	.04
SECURITY-PAYROLL	11	1070	.01	.01	.03	11	994	.02	.01	.03	11	915	.02	.01	.04
SECURITY-CONTRACTED	28	1827	.41	.33	.63	28	1660	.47	.34	.66	28	1586	.50	.37	.74
WINDOWS WASHING	26	1677	.03	.02	.04	26	1543	.03	.02	.04	26	1440	.03	.02	.04
SNOW REMOVAL															
MISCELLANEOUS	5	382	.02	.01	.02	5	353	.02	.01	.03	5	297	.02	.01	.03
SUBTOTAL SERVICES	29	1832	.70	.56	1.03	29	1665	.79	.65	1.10	29	1592	.90	.65	1.10
NET OPERATING COSTS															
INSURANCE	28	1827	.14	.12	.24	28	1660	.16	.13	.28	28	1586	.18	.15	.30
REAL ESTATE TAXES	28	1827	1.83	1.30	2.53	28	1660	2.00	1.49	2.57	28	1586	2.00	1.49	2.72
OTHER TAX/FEE/PERMIT	14	1003	.01	.00	.01	14	914	.01	.00	.01	14	851	.01	.00	.02
TOTAL OPERATING COSTS	29	1832	7.38	6.56	8.08	29	1665	8.16	6.97	8.93	29	1592	8.93	6.79	9.60
OCCUPANCY LEVEL			92%	E/I RATIO (NOC/TAC)			.51	TENANTS			3-YEAR	(23)	\$6.00		
VACANCY LEVEL			8%	CLEANING SERVICES (% YES)			7%	ALTERATIONS			5-YEAR	(24)	\$13.00		

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