

## ALL MARKET RENT OPERATING INCOME & EXPENSE DATA

MASTER METERED PROPERTIES\*

	TOTAL			GARDEN			MID- & HIGH-RISE		
Number of Properties		115			83			32	
Number of Units		31,153			18,729			12,424	
Avg. No. of Units/Property		271			226			388	
Avg. No. of Square Feet/Unit		862			877			809	
Turnover rate in %		40%			36%			45%	
	\$ Per Unit	\$ Per Sq. Ft.	% of GPR	\$ Per Unit	\$ Per Sq. Ft.	% of GPR	\$ Per Unit	\$ Per Sq. Ft.	% of GPR
<b>Revenues</b>									
Gross Potential Rent	20,649	23.96	100.0%	17,943	20.46	100.0%	24,729	29.48	100.0%
Rent Revenue Collected	18,994	22.04	92.0%	16,831	19.19	93.8%	22,254	26.53	90.0%
Losses to Vacancy	1,101	1.28	5.3%	835	0.95	4.7%	1,502	1.79	6.1%
Collection Losses	412	0.48	2.0%	174	0.20	1.0%	771	0.92	3.1%
Losses to Concessions	143	0.17	0.7%	103	0.12	0.6%	203	0.24	0.8%
Other Revenue	820	0.95	4.0%	667	0.76	3.7%	1,049	1.25	4.2%
<b>Total Revenue</b>	<b>19,813</b>	<b>22.99</b>	<b>96.0%</b>	<b>17,499</b>	<b>19.95</b>	<b>97.5%</b>	<b>23,303</b>	<b>27.78</b>	<b>94.2%</b>
<b>Operating Expenses</b>									
Salaries and Personnel	1,563	1.81	7.6%	1,595	1.82	8.9%	1,514	1.81	6.1%
Insurance	481	0.56	2.3%	310	0.35	1.7%	739	0.88	3.0%
Taxes	1,538	1.78	7.4%	1,409	1.61	7.9%	1,732	2.06	7.0%
Utilities	1,104	1.28	5.3%	942	1.07	5.3%	1,349	1.61	5.5%
Management Fees	645	0.75	3.1%	658	0.75	3.7%	624	0.74	2.5%
Administrative	346	0.40	1.7%	281	0.32	1.6%	446	0.53	1.8%
Marketing	173	0.20	0.8%	172	0.20	1.0%	175	0.21	0.7%
Contract Services	887	1.03	4.3%	474	0.54	2.6%	1,510	1.80	6.1%
Repair and Maintenance	626	0.73	3.0%	644	0.73	3.6%	598	0.71	2.4%
<b>Total Operating Expenses</b>	<b>7,364</b>	<b>8.54</b>	<b>35.7%</b>	<b>6,486</b>	<b>7.39</b>	<b>36.1%</b>	<b>8,688</b>	<b>10.36</b>	<b>35.1%</b>
<b>Net Operating Income</b>	<b>12,449</b>	<b>14.44</b>	<b>60.3%</b>	<b>11,013</b>	<b>12.56</b>	<b>61.4%</b>	<b>14,615</b>	<b>17.42</b>	<b>59.1%</b>
<b>Capital Expenditures</b>	<b>2,516</b>	<b>2.92</b>	<b>12.2%</b>	<b>2,142</b>	<b>2.44</b>	<b>11.9%</b>	<b>3,066</b>	<b>3.65</b>	<b>12.4%</b>

\*Master Meter Owner Paid for primary utility

# Apartment Operating Expense Guide

**Stephen Fishman**



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## **Table of Contents Apartment Operating Expense Guide**

1. Understanding the eBook Apartment Operating Expense Guide
  - The Rise of Digital Reading Apartment Operating Expense Guide
  - Advantages of eBooks Over Traditional Books
2. Identifying Apartment Operating Expense Guide
  - Exploring Different Genres
  - Considering Fiction vs. Non-Fiction
  - Determining Your Reading Goals
3. Choosing the Right eBook Platform
  - Popular eBook Platforms
  - Features to Look for in an Apartment Operating Expense Guide
  - User-Friendly Interface
4. Exploring eBook Recommendations from Apartment Operating Expense Guide
  - Personalized Recommendations
  - Apartment Operating Expense Guide User Reviews and Ratings
  - Apartment Operating Expense Guide and Bestseller Lists
5. Accessing Apartment Operating Expense Guide Free and Paid eBooks
  - Apartment Operating Expense Guide Public Domain eBooks

- Apartment Operating Expense Guide eBook Subscription Services
- Apartment Operating Expense Guide Budget-Friendly Options
- 6. Navigating Apartment Operating Expense Guide eBook Formats
  - ePub, PDF, MOBI, and More
  - Apartment Operating Expense Guide Compatibility with Devices
  - Apartment Operating Expense Guide Enhanced eBook Features
- 7. Enhancing Your Reading Experience
  - Adjustable Fonts and Text Sizes of Apartment Operating Expense Guide
  - Highlighting and Note-Taking Apartment Operating Expense Guide
  - Interactive Elements Apartment Operating Expense Guide
- 8. Staying Engaged with Apartment Operating Expense Guide
  - Joining Online Reading Communities
  - Participating in Virtual Book Clubs
  - Following Authors and Publishers Apartment Operating Expense Guide
- 9. Balancing eBooks and Physical Books Apartment Operating Expense Guide
  - Benefits of a Digital Library
  - Creating a Diverse Reading Collection Apartment Operating Expense Guide
- 10. Overcoming Reading Challenges
  - Dealing with Digital Eye Strain
  - Minimizing Distractions
  - Managing Screen Time
- 11. Cultivating a Reading Routine Apartment Operating Expense Guide
  - Setting Reading Goals Apartment Operating Expense Guide
  - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Apartment Operating Expense Guide
  - Fact-Checking eBook Content of Apartment Operating Expense Guide
  - Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
  - Utilizing eBooks for Skill Development
  - Exploring Educational eBooks

## 14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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