

ALL MARKET RENT OPERATING INCOME & EXPENSE DATA

MASTER METERED PROPERTIES*

	TOTAL			GARDEN			MID- & HIGH-RISE		
	\$ Per Unit	\$ Per Sq. Ft.	% of GPR	\$ Per Unit	\$ Per Sq. Ft.	% of GPR	\$ Per Unit	\$ Per Sq. Ft.	% of GPR
Number of Properties	115			83			32		
Number of Units	21,153			18,729			12,424		
Avg. No. of Units/Property	201			206			388		
Avg. No. of Square Feet/Unit	862			877			839		
Turnover rate in %	4.0%			3.6%			4.6%		
Revenues									
Cross Potential Rent	20,649	23.96	100.0%	17,943	20.46	100.0%	24,029	25.48	100.0%
Rent Revenue Collected	18,994	22.04	92.0%	16,833	19.19	93.8%	22,054	26.53	90.0%
Losses to Vacancy	1,101	1.28	5.3%	805	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	830	0.95	4.0%	667	0.76	3.7%	1,049	1.25	4.2%
Total Revenue	19,813	22.99	96.0%	17,499	19.95	97.5%	23,303	27.78	94.2%
Operating Expenses									
Salaries and Personnel	1,563	1.81	7.6%	1,595	1.82	8.5%	1,514	1.81	6.1%
Insurance	484	0.56	2.3%	310	0.35	1.7%	799	0.88	3.0%
Taxes	1,528	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	3.3%	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%
Total Operating Expenses	7,364	8.54	35.7%	6,486	7.39	36.1%	8,688	10.36	35.1%
Net Operating Income	12,449	14.44	60.3%	11,013	12.56	61.4%	14,615	17.42	59.1%
Capital Expenditures	2,516	2.92	12.2%	2,142	2.44	11.9%	3,066	3.65	12.4%

*Master Meter Owner Paid for primary utility.

Apartment Operating Expense Guide

Stephen Fishman

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