

	SELECTED METROPOLITAN AREAS - U.S.A.															
	MEDIAN INCOME AND OPERATING COSTS												BY SUBSIDY TYPE BY BUILDING TYPE			
	ATLANTA, GA LOW RISE BUILDINGS								ATLANTA, GA GARDEN BUILDINGS				ATLANTA, GA GARDEN BUILDINGS SECT. 8 - FAMILY			
	15 BUILDINGS 872,780				905 APARTMENTS RENTABLE SQUARE FEET				4 BLDGS.		724 APTS. 753,280 SQ.FT.		3 BLDGS.		404 APTS. 428,088 SQ.FT.	
	BLDGS.	% OF GPI			\$/SQ.FT.			\$/UNIT	BLDGS	% GPI	\$/SQFT	\$/UNIT	BLDGS	% GPI	\$/SQFT	\$/UNIT
		MED	LOW	HIGH	MED	LOW	HIGH	MED		MED	MED	MED		MED	MED	MED
INCOME																
RENTS-APARTMENTS	(15)	97.7%	97.3%	97.9%	4.29	3.92	4.41	3720	(4)	99.2%	7.55	8653	(3)	94.8%	7.20	6972
RENTS-GARAGE/PARKING	()								()				()			
RENTS-STORES/OFFICES	()								()				()			
GROSS POSSIBLE RENTS	(15)	97.7%	97.3%	97.9%	4.29	3.92	4.41	3720	(4)	99.2%	7.55	8653	(3)	94.8%	7.20	6972
VACANCIES/RENT LOSS	(15)	5.9	4.1	10.0	.24	.14	.40	227	(4)	10.4	.89	903	(3)	7.5	.55	530
TOTAL RENTS COLLECTED	(15)	90.3	87.2	92.6	3.94	3.52	4.11	3418	(4)	88.9	6.73	7561	(3)	87.3	6.37	6517
OTHER INCOME	(15)	2.4	2.0	2.5	.10	.08	.11	85	(4)	5.2	.38	364	(3)	5.2	.38	364
GROSS POSSIBLE INCOME	(15)	100.0%	100.0%	100.0%	4.38	4.04	4.53	3807	(4)	100.0%	8.12	8719	(3)	100.0%	7.29	7070
TOTAL COLLECTIONS	(15)	94.1	89.1	95.0	4.10	3.63	4.23	3550	(4)	92.5	6.89	7816	(3)	92.5	6.74	6540
EXPENSES																
MANAGEMENT FEE	(15)	9.3	8.4	9.5	.41	.34	.42	358	(3)	5.6	.41	410	(3)	5.6	.41	410
OTHER ADMINISTRATIVE.**	(15)	13.1	10.3	15.0	.65	.49	.69	514	(4)	9.1	.65	675	(3)	9.1	.65	675
SUBTOTAL ADMINIST.	(15)	22.3%	19.8%	25.5%	1.09	.85	1.20	879	(4)	15.0%	1.08	1069	(3)	15.0%	1.08	1069
SUPPLIES	(14)	.3	.2	.3	.01	.01	.02	10	(3)	.1	.01	5	(2)	.1	.01	5
HEATING FUEL-CA ONLY*	(1)	.0			.00			0	(4)	.2	.02	16	(3)	.2	.02	16
CA & APTS.*	()								()				()			
ELECTRICITY--CA ONLY*	(2)	1.2			.05			46	(4)	.7	.06	58	(3)	2.1	.15	146
CA & APTS.*	(13)	1.9	1.4	2.6	.10	.07	.13	87	()				()			
WATER/SEWER--CA ONLY*	(2)	8.6			.36			308	(2)	1.8	.14	173	(1)	1.8	.14	173
CA & APTS.*	(13)	6.9	4.0	8.1	.28	.16	.34	263	(2)	5.5	.39	381	(2)	5.5	.39	381
GAS-----CA ONLY*	()								(4)	.1	.01	6	(3)	.1	.01	6
CA & APTS.*	(1)	.0			.00			2	()				()			
BUILDING SERVICES	(15)	3.3	2.1	4.0	.12	.09	.15	124	(4)	2.0	.15	140	(3)	2.0	.15	140
OTHER OPERATING	(1)	.2			.01			12	()				()			
SUBTOTAL OPERATING	(15)	12.6%	11.1%	13.9%	.55	.38	.58	495	(4)	7.4%	.54	522	(3)	7.4%	.54	522
SECURITY**	(2)	2.2			.17			175	(4)	3.0	.22	210	(3)	3.0	.22	210
GROUNDS MAINTENANCE**	(15)	3.8	2.7	5.1	.16	.12	.21	147	(4)	2.6	.21	226	(3)	2.6	.21	205
MAINTENANCE-REPAIRS	(15)	13.3	8.9	16.2	.49	.37	.79	501	(4)	3.2	.24	228	(3)	3.2	.24	228
PAINTING/DECORATING**	(14)	1.0	.3	1.8	.05	.01	.07	40	(4)	2.7	.20	202	(3)	2.7	.19	185
SUBTOTAL MAINTENANCE	(15)	19.1%	16.2%	22.7%	.81	.54	1.07	702	(4)	11.1%	.80	779	(3)	11.1%	.80	779
REAL ESTATE TAXES	(15)	7.6	5.0	8.7	.33	.23	.38	306	(4)	6.8	.55	594	(3)	.8	.06	58
OTHER TAX/FEE/PERMIT	(3)	.1			.00			3	(3)	.2	.02	17	(2)	.5	.03	32
INSURANCE	(15)	4.1	3.9	4.2	.18	.15	.19	155	(4)	4.7	.34	328	(3)	4.7	.34	328
SUBTOTAL TAX-INSURANCE	(15)	11.5%	9.6%	13.7%	.51	.35	.63	461	(4)	9.6%	.78	890	(3)	5.6%	.41	398
RECREATNL/AMENITIES**	()								(2)	.1	.01	8	(1)	.0	.00	3
OTHER PAYROLL	(15)	5.6	4.9	6.4	.24	.20	.29	207	(4)	5.8	.47	453	(3)	5.8	.42	428
TOTAL ALL EXPENSES	(15)	72.7%	64.4%	78.8%	3.24	2.60	3.42	2731	(4)	45.0%	3.28	3367	(3)	45.0%	3.28	3367
NET OPERATING INCOME	(14)	20.7%	13.4%	27.1%	.94	.45	1.35	823	(4)	48.1%	3.90	4674	(3)	47.5%	3.46	3355
PAYROLL RECAP**	(15)	11.8	10.3	13.4	.53	.39	.62	458	(3)	11.0	.80	788	(3)	11.0	.80	788

FOOTNOTE: For a description of Utility Expense (*) and Payroll Cost (**) reporting and an explanation of the report layouts and method of data analysis, refer to the sections entitled *Guidelines for the Use of this Data and Interpretation of a Page of Data*. For definitions of the income and expense categories, refer to the Appendix. Copyright © 2003, Institute of Real Estate Management.