

B.3

Commit to monitoring the effect of sustainability on property financials

Sustainability lowers operating costs and may increase building revenue, in the case of investment properties. As you implement a sustainability initiative, you should monitor the effect it is having on property financials. Make the commitment by checking the box below, and adapt the table to guide your tracking, as the building becomes certified as an IREM® Certified Sustainable Property and you continue to advance the sustainability program. Healthcare operators pursuing certification may focus on facilities management expenses only.

I commit to monitoring sustainability's effect on property financials.	
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EXPENSE					
Line Item	Year 1	Year 2	Year 3	Year 4	Year 5
Janitorial					
Trash removal					
Repairs & maintenance					
Electricity					
Gas					
Chilled water					
Water & sewer					
Real estate taxes					
Insurance					
REVENUE					
Line item	Year 1	Year 2	Year 3	Year 4	Year 5
Average rental rate (\$/ft ²)					
Total rent revenue (\$)					
Annual rent growth (%)					
Vacancy rate (%)					
Vacancy & collection loss (\$)					
Downtime between tenants (mos.)					
Renewal probability (%)					

Alternative Documentation

Instead of this form, you may submit the following to IREM®:

- Commitment memo