

SELECTED METROPOLITAN AREAS - U.S.A.

MEDIAN INCOME AND OPERATING COSTS

BY SUBSIDY TYPE
BY BUILDING TYPE

	ANYTOWN, USA GARDEN BUILDINGS								ANYTOWN, USA GARDEN BUILDINGS SECT. 8 - FAMILY							
	22 BUILDINGS 1,664,215				1,787 APARTMENTS RENTABLE SQUARE FEET				18 BUILDINGS 1,556,317				1,613 APARTMENTS RENTABLE SQUARE FEET			
	BLDGS.	-----% OF GPI-----			-----\$/SQ.FT.-----			\$/UNIT MED	BLDGS.	-----% OF GPI-----			-----\$/SQ.FT.-----			\$/UNIT MED
		MED	LOW	HIGH	MED	LOW	HIGH			MED	LOW	HIGH	MED	LOW	HIGH	
INCOME																
RENTS-APARTMENTS	(22)	98.1%	95.2 %	98.5%	9.81	8.50	10.64	8391	(18)	98.0%	95.2 %	98.4%	9.70	8.50	10.07	8391
RENTS-GARAGE/PARKING	()								()							
RENTS-STORES/OFFICES	()								()							
GROSS POSSIBLE RENTS	(22)	98.1%	95.2 %	98.5%	9.81	8.50	10.64	8391	(18)	98.0%	95.2 %	98.4%	9.70	8.50	10.07	8391
VACANCIES/RENT LOSS	(22)	4.4	3.3	5.5	.45	.27	.52	408	(18)	4.8	2.6	5.5	.43	.23	.51	411
TOTAL RENTS COLLECTED	(22)	93.2	89.8	94.9	9.55	8.02	10.04	8012	(18)	93.2	89.8	94.0	9.30	8.02	9.63	8012
OTHER INCOME	(22)	2.0	1.5	4.8	.20	.15	.48	175	(18)	2.3	1.6	4.8	.24	.15	.48	186
GROSS POSSIBLE INCOME	(22)	100.0%	100.0 %	100.0%	10.07	8.91	10.83	8621	(18)	100.0%	100.0 %	100.0%	10.00	8.91	10.32	8621
TOTAL COLLECTIONS	(22)	95.7	94.5	96.7	9.72	8.42	10.24	8423	(18)	95.6	94.5	97.4	9.67	8.42	9.83	8423
EXPENSES																
MANAGEMENT FEE	(22)	6.9	5.7	7.5	.70	.61	.78	596	(18)	7.1	5.7	7.5	.69	.61	.76	603
OTHER ADMINISTRATIVE.**	(22)	12.4	10.8	14.8	1.16	.99	1.53	1016	(18)	11.6	10.2	14.6	1.10	.99	1.28	991
SUBTOTAL ADMINIST.	(22)	19.2%	17.0 %	21.8%	1.83	1.55	2.35	1600	(18)	18.8%	16.1 %	21.7%	1.80	1.55	1.96	1588
SUPPLIES	(16)	1.2	.7	1.6	.12	.06	.16	104	(12)	1.3	.9	1.7	.10	.06	.16	104
HEATING FUEL-CA ONLY*	(2)	2.0			.20			174	(1)	2.0			.20			174
CA & APTS.*	()								()							
ELECTRICITY--CA ONLY*	(12)	1.7	1.2	1.8	.14	.12	.21	129	(11)	1.5	1.2	1.8	.14	.12	.21	129
CA & APTS.*	(6)	7.8			1.09			633	(3)	3.3			.16			338
WATER/SEWER--CA ONLY*	(1)	2.1			.44			202	()							
CA & APTS.*	(21)	6.7	5.4	9.7	.67	.53	.90	532	(18)	7.1	5.4	9.7	.67	.53	.90	542
GAS-----CA ONLY*	(8)	3.4			.34			365	(7)	3.4			.34			365
CA & APTS.*	()								()							
BUILDING SERVICES	(16)	2.5	2.0	2.9	.25	.21	.30	214	(12)	2.6	2.3	2.9	.24	.19	.28	219
OTHER OPERATING	(14)	.3	.3	.4	.04	.02	.04	25	(11)	.3	.3	.4	.02	.02	.04	25
SUBTOTAL OPERATING	(22)	13.6%	11.0 %	15.8%	1.38	1.03	1.65	1153	(18)	13.5%	10.6 %	15.6%	1.36	.98	1.48	1014
SECURITY**	(7)	.4			.04			25	(4)	.4			.04			36
GROUNDS MAINTENANCE**	(18)	7.1	6.0	9.0	.81	.59	.93	628	(14)	7.4	6.8	10.3	.81	.59	.89	675
MAINTENANCE-REPAIRS	(22)	2.8	2.2	18.6	.36	.20	2.29	238	(18)	2.8	1.7	26.8	.30	.18	2.40	238
PAINTING/DECORATING**	(16)	1.6	.9	2.5	.18	.10	.25	139	(12)	1.7	.9	2.5	.18	.10	.25	139
SUBTOTAL MAINTENANCE	(22)	13.9%	11.7 %	20.3%	1.43	1.19	2.31	1131	(18)	14.7%	12.1 %	26.8%	1.41	1.19	2.47	1275
REAL ESTATE TAXES	(22)	7.5	5.6	9.1	.75	.51	.96	692	(18)	7.5	5.0	9.1	.75	.51	.84	692
OTHER TAX/FEE/PERMIT	(18)	.2	.1	.3	.02	.00	.03	13	(15)	.2	.1	.3	.02	.00	.03	13
INSURANCE	(22)	3.1	2.2	3.6	.31	.24	.37	264	(18)	3.1	2.1	3.6	.28	.22	.34	264
SUBTOTAL TAX-INSURANCE	(22)	10.7%	8.6 %	12.5%	1.09	.81	1.31	893	(18)	10.7%	7.7 %	12.5%	.94	.78	1.20	893
RECREATNL/AMENITIES**	(1)	1.7			.17			180	(1)	1.7			.17			180
OTHER PAYROLL	(21)	4.7	3.1	5.2	.46	.23	.60	385	(17)	4.6	2.5	5.0	.43	.22	.49	370
TOTAL ALL EXPENSES	(22)	62.8%	60.2 %	71.3%	6.65	5.49	7.31	5628	(18)	62.0%	59.1 %	71.2%	6.16	5.49	7.21	5362
NET OPERATING INCOME	(22)	32.7%	24.4 %	36.2%	3.30	2.27	3.73	2636	(18)	33.1%	24.6 %	37.1%	3.30	2.38	3.73	2638
PAYROLL RECAP**	(16)	17.0	15.2	19.2	1.67	1.54	2.01	1487	(12)	17.2	15.5	19.2	1.57	1.54	1.71	1515

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 © 2015, Institute of Real Estate Management.