

SELECTED METROPOLITAN AREAS

OPEN

OPEN SHOPPING CENTER

METROPOLITAN ANYTOWN, USA

CHART OF ACCOUNTS

\$/TOTAL POTENTIAL GLA					\$/TOTAL AVG. ACTUAL OCCUP.					\$/BALANCE TOTAL POTENTIAL GLA			\$/BALANCE AVG. ACTUAL OCCUPANCY		
CENTERS	SQ.	----- \$-----			CENTERS	SQ.	----- \$-----			CENTERS	SQ.	- \$-	CENTERS	SQ.	- \$-
	FT.	RANGE				FT.	RANGE				FT.			FT.	
	(10000)	MED	LOW	HIGH		(10000)	MED	LOW	HIGH		(10000)	MED		(10000)	MED

ANCHORS OWNED
PARCEL
GROSS MINIMUM
ACTUAL MINIMUM
PERCENTAGE RENT
ENCLOSED CA SVS
NON-ENCL CA SVS
FOOD CRT CA SVS
HVAC RECOVERY
R/E TAX RCVRY
INSURANCE RCVRY
UTILITIES RCVRY
MERCH ASSOC
MKTG FUND
TEMP TENANT INC
MISC INCOME
TOTL ANNUAL INC

										NOT APPLICABLE			NOT APPLICABLE		
--	--	--	--	--	--	--	--	--	--	----------------	--	--	----------------	--	--

SQ FOOTAGE OCCUPANCY LEVEL 0% TENANTS OCCUPANCY LEVEL 0%

ANCHORS GRND
LEASE ONLY
GROSS MINIMUM
ACTUAL MINIMUM
PERCENTAGE RENT
ENCLOSED CA SVS
NON-ENCL CA SVS
FOOD CRT CA SVS
HVAC RECOVERY
R/E TAX RCVRY
INSURANCE RCVRY
UTILITIES RCVRY
MERCH ASSOC
MKTG FUND
TEMP TENANT INC
MISC INCOME
TOTL ANNUAL INC

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SQ FOOTAGE OCCUPANCY LEVEL 0% TENANTS OCCUPANCY LEVEL 0%

ANCHORS BUILDING
LEASE
GROSS MINIMUM
ACTUAL MINIMUM
PERCENTAGE RENT
ENCLOSED CA SVS
NON-ENCL CA SVS
FOOD CRT CA SVS
HVAC RECOVERY
R/E TAX RCVRY
INSURANCE RCVRY
UTILITIES RCVRY
MERCH ASSOC
MKTG FUND
TEMP TENANT INC
MISC INCOME
TOTL ANNUAL INC

1	7	7.79	7.79	7.79	1	7	7.79	7.79	7.79						
1	7	7.79	7.79	7.79	1	7	7.79	7.79	7.79						
1	7	.71	.71	.71	1	7	.71	.71	.71						
1	7	.77	.77	.77	1	7	.77	.77	.77						
1	7	.25	.25	.25	1	7	.25	.25	.25						
1	7	9.52	9.52	9.52	1	7	9.52	9.52	9.52						

SQ FOOTAGE OCCUPANCY LEVEL 100% TENANTS OCCUPANCY LEVEL 100%

OUTPARCELS/PADS
GRND LEASE ONLY
GROSS MINIMUM
ACTUAL MINIMUM
PERCENTAGE RENT
ENCLOSED CA SVS
NON-ENCL CA SVS
FOOD CRT CA SVS
HVAC RECOVERY
R/E TAX RCVRY
INSURANCE RCVRY
UTILITIES RCVRY
MERCH ASSOC
MKTG FUND
TEMP TENANT INC
MISC INCOME
TOTL ANNUAL INC

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SQ FOOTAGE OCCUPANCY LEVEL 0% TENANTS OCCUPANCY LEVEL 0%

FOOTNOTE: SQUARE FOOTAGE FIGURES (SQ.FT.) ARE REPORTED IN MULTIPLES OF TEN THOUSAND. SEE GUIDELINES SECTION FOR EXPLANATION OF REPORTS AND INTERPRETATION OF DATA. COPYRIGHT 2015, IREM.

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CHART OF ACCOUNTS

CHART OF ACCOUNTS	\$/TOTAL POTENTIAL GLA					\$/TOTAL AVG. ACTUAL OCCUP.					\$/BALANCE TOTAL POTENTIAL GLA		\$/BALANCE AVG. ACTUAL OCCUPANCY			
	CENTERS	SQ.	----- \$-----			CENTERS	SQ.	----- \$-----			CENTERS	SQ.	- \$-	CENTERS	SQ.	- \$-
		FT.	RANGE				FT.	RANGE				FT.			FT.	
	(10000)	MED	LOW	HIGH	(10000)	MED	LOW	HIGH	(10000)	MED		(10000)	MED		(10000)	MED
OUTPARCELS/PADS																
BUILDING LEASE																
GROSS MINIMUM																
ACTUAL MINIMUM																
PERCENTAGE RENT																
ENCLOSED CA SVS																
NON-ENCL CA SVS																
FOOD CRT CA SVS																
HVAC RECOVERY																
R/E TAX RCVRY																
INSURANCE RCVRY																
UTILITIES RCVRY																
MERCH ASSOC																
MKTG FUND																
TEMP TENANT INC																
MISC INCOME																
TOTL ANNUAL INC																
SQ FOOTAGE OCCUPANCY LEVEL 0% TENANTS OCCUPANCY LEVEL 0%																
BALANCE OF SHOPPING CENTER																
GROSS MINIMUM	13	138	12.99	11.44	17.07	12	118	15.04	11.44	18.15						
ACTUAL MINIMUM	13	138	11.94	10.47	16.27	12	118	14.35	11.44	18.15						
PERCENTAGE RENT	3	31	.36	.12	.36	2	22	.36	.12	.36						
ENCLOSED CA SVS																
NON-ENCL CA SVS	9	68	1.28	.90	1.92	8	55	1.66	.95	1.92						
FOOD CRT CA SVS																
HVAC RECOVERY																
R/E TAX RCVRY	9	75	2.65	1.75	2.82	8	61	2.65	1.85	2.77						
INSURANCE RCVRY	8	67	.48	.40	.48	7	52	.49	.40	.50						
UTILITIES RCVRY	7	63	.13	.02	.16	6	49	.17	.08	.26						
MERCH ASSOC																
MKTG FUND																
TEMP TENANT INC	2	15	.33	.04	.33	2	14	.33	.04	.33						
MISC INCOME	5	67	.04	.03	.15	4	51	.17	.04	.17						
TOTL ANNUAL INC	13	138	15.10	14.39	19.21	12	118	16.83	14.67	20.22						
SQ FOOTAGE OCCUPANCY LEVEL 95% TENANTS OCCUPANCY LEVEL 90%																
TOTAL																
GROSS MINIMUM	14	145	12.99	10.58	17.07	13	125	14.86	10.90	18.15						
ACTUAL MINIMUM	14	145	11.94	10.41	16.27	13	125	12.91	10.90	18.15						
PERCENTAGE RENT	3	31	.36	.12	.36	2	22	.36	.12	.36						
ENCLOSED CA SVS																
NON-ENCL CA SVS	10	75	1.28	.71	1.92	9	62	1.60	.90	1.92						
FOOD CRT CA SVS																
HVAC RECOVERY																
R/E TAX RCVRY	10	82	2.65	1.73	2.82	9	68	2.32	1.82	2.77						
INSURANCE RCVRY	10	82	.48	.30	.49	9	68	.49	.40	.54						
UTILITIES RCVRY	7	63	.13	.02	.16	6	49	.17	.08	.26						
MERCH ASSOC																
MKTG FUND																
TEMP TENANT INC	2	15	.33	.04	.33	2	14	.33	.04	.33						
MISC INCOME	5	67	.04	.03	.15	4	51	.17	.04	.17						
TOTL ANNUAL INC	14	145	15.57	13.68	19.21	13	125	15.63	14.35	20.22						
SQ FOOTAGE OCCUPANCY LEVEL 95% TENANTS OCCUPANCY LEVEL 89%																

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CHART OF ACCOUNTS	\$/TOTAL POTENTIAL GLA					\$/TOTAL AVG. ACTUAL OCCUP.					\$/BALANCE TOTAL POTENTIAL GLA			\$/BALANCE AVG. ACTUAL OCCUPANCY					
	CENTERS	SQ. FT. (10000)	-----\$-----			CENTERS	SQ. FT. (10000)	-----\$-----			CENTERS	SQ. FT. (10000)	MED	CENTERS	SQ. FT. (10000)	MED			
			RANGE					RANGE									RANGE		
			LOW	HIGH				LOW	HIGH								LOW	HIGH	
EXPNS-OPEN/CA MAINT & REPAIR	12	137	.09	.05	.15	11	117	.09	.06	.15	11	130	.09	10	110	.09			
PRKG LOT/SDWLK	9	112	.13	.08	.15	9	102	.14	.09	.19	9	112	.13	9	102	.14			
SWEEPING	13	141	.05	.02	.08	12	121	.05	.02	.08	12	134	.05	11	114	.03			
ROOF REPAIR	9	111	.02	.01	.04	9	100	.03	.01	.04	9	111	.02	9	100	.03			
PLUMBING	9	111	.11	.06	.18	9	100	.13	.06	.20	9	111	.11	9	100	.13			
ELECTRICAL	2	40	.00	.00	.00	2	36	.00	.00	.00	2	40	.00	2	36	.00			
PAINT/DECORATE	5	57	.06	.04	.07	5	55	.06	.04	.07	5	57	.06	5	55	.06			
OTHER	14	145	.44	.26	.58	13	125	.50	.30	.64	13	138	.43	12	118	.50			
SUBTOTAL M & R																			
SERVICES																			
OUTDR LANDSCAPE	9	109	.19	.07	.25	9	98	.24	.08	.26	9	109	.19	9	98	.24			
SNOW REMOVAL																			
SECURITY	13	143	.24	.05	.54	12	123	.40	.13	.54	12	136	.24	11	116	.25			
TRASH REMOVAL	4	59	.20	.17	.20	4	54	.21	.18	.21	4	59	.20	4	54	.21			
CLEANING	5	72	.04	.04	.09	5	65	.05	.04	.10	5	72	.04	5	65	.05			
OTHER	5	63	.03	.03	.05	5	57	.04	.03	.06	5	63	.03	5	57	.04			
SUBTOTAL SRVCS	14	145	.51	.27	.81	13	125	.58	.32	.82	13	138	.49	12	118	.58			
UTILITIES																			
ELECTRICITY	10	119	.16	.11	.19	10	108	.18	.13	.22	10	119	.16	10	108	.18			
HVAC FUEL-ELEC																			
HVAC FUEL-OIL																			
HVAC FUEL-GAS																			
HVAC FUEL-STEAM																			
HVAC FUEL-OTHER																			
WATER & SEWER	7	99	.11	.05	.13	7	90	.13	.06	.14	7	99	.11	7	90	.13			
COMB ELEC																			
OTHER	1	6	.22	.22	.22	1	6	.22	.22	.22	1	6	.22	1	6	.22			
SUBTOTAL UTILS	11	125	.22	.14	.26	11	114	.24	.14	.34	11	125	.22	11	114	.24			
OTHER																			
ADMIN FEE	3	39	.10	.08	.10	3	36	.11	.09	.11	3	39	.10	3	36	.11			
OTHER CA EXPNS	1	9	.02	.02	.02						1	9	.02						
TAXES																			
R/E TAX	14	145	2.91	2.03	3.68	13	125	3.01	2.03	3.83	13	138	2.91	12	118	3.45			
- ANCHOR OWNED																			
- ANCHOR G/L																			
- ANCHOR B/L	1	7	.96	.96	.96	1	7	.96	.96	.96									
- OUTPARCEL G/L																			
- OUTPARCEL B/L																			
- BALANCE	13	138	2.91	2.30	3.68	12	118	3.45	2.69	3.83	13	138	2.91	12	118	3.45			
OTHER TAX/FEES																			
INSURANCE																			
- LIABILITY	14	145	.44	.41	.52	13	125	.47	.44	.67	13	138	.44	12	118	.49			
- PROPERTY	14	145	.44	.41	.52	13	125	.47	.44	.67	13	138	.44	12	118	.49			
- OTHER																			
SUBTOTL INS/TAX	14	145	3.21	2.45	4.10	13	125	3.87	2.70	4.69	13	138	3.21	12	118	4.20			
OTHER EXPENSES																			
ADMIN PAYROLL	4	73	.12	.07	.12	4	69	.13	.08	.13	4	73	.12	4	69	.13			
MANAGEMENT FEE	10	115	.55	.48	.83	9	100	.56	.48	.75	9	108	.55	8	93	.59			
MERCH ASSOC																			
PROF SRVCS	1	2	.20	.20	.20	1	2	.23	.23	.23	1	2	.20	1	2	.23			
MARKETING	1	2	.01	.01	.01	1	2	.02	.02	.02	1	2	.01	1	2	.02			
OTHER MAINT																			
OTHER HVAC																			
FOOD COURT																			
OTHER	4	43	.03	.01	.03	3	32	.35	.03	.35	4	43	.03	3	32	.35			
TOTAL EXPENSES	14	145	4.94	4.39	5.80	13	125	5.74	4.72	6.53	13	138	4.94	12	118	6.02			
E/T RATIO (TAE/TAI)	.34					MGT FEE CAM REIMBURSABLE (% YES)					29%								

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