

SELECTED METROPOLITAN AREAS - U.S.A.

MEDIAN INCOME AND OPERATING COSTS

BY BUILDING TYPE

	PORTLAND, ME GARDEN TYPE BUILDINGS				PORTLAND, OR ELEVATOR BUILDINGS				PORTLAND, OR LOW RISE OVER 24 UNITS				PORTLAND, OR GARDEN TYPE BUILDINGS			
	5 BLDGS.		835 APTS.		8 BLDGS.		1,024 APTS.		4 BLDGS.		558 APTS.		31 BLDGS.		6,897 APTS.	
			799,836 SQ. FT.				628,219 SQ. FT.				377,748 SQ. FT.				6,387,423 SQ. FT.	
	BLDGS.	%GPI	\$/SQFT	\$/UNIT	BLDGS.	%GPI	\$/SQFT	\$/UNIT	BLDGS.	%GPI	\$/SQFT	\$/UNIT	BLDGS.	%GPI	\$/SQFT	\$/UNIT
	MED	MED	MED	MED	MED	MED	MED	MED	MED	MED	MED	MED	MED	MED	MED	MED
INCOME																
RENTS-APARTMENTS	(5)	91.8 %	11.54	11408	(8)	82.2 %	15.03	9507	(4)	91.4 %	14.66	7313	(31)	92.7 %	9.22	8348
RENTS-GARAGE/PARKING	()				(6)	4.6	1.60	591	(3)	2.6	.43	170	(12)	2.2	.22	231
RENTS-STORES/OFFICES	()				(4)	13.5	2.11	1179	()				()			
GROSS POSSIBLE RENTS	(5)	91.8 %	11.54	11408	(8)	89.2 %	16.76	10672	(4)	91.7 %	15.09	7355	(31)	93.1 %	9.22	8348
VACANCIES/RENT LOSS	(5)	11.7	1.52	1556	(8)	7.4	1.40	766	(4)	9.3	1.28	778	(31)	8.6	.86	872
TOTAL RENTS COLLECTED	(5)	79.7	10.11	9732	(8)	80.6	15.35	9745	(4)	84.1	14.05	6577	(31)	83.4	8.21	7453
OTHER INCOME	(5)	8.2	.77	815	(8)	11.4	2.37	1045	(4)	9.6	1.61	664	(30)	7.1	.73	694
GROSS POSSIBLE INCOME	(5)	100.0 %	12.29	12217	(8)	100.0 %	19.06	12044	(4)	100.0 %	16.70	7999	(31)	100.0 %	10.05	9059
TOTAL COLLECTIONS	(5)	88.3	10.86	10500	(8)	92.9	17.66	11077	(4)	93.8	15.66	7452	(31)	91.5	8.98	8189
EXPENSES																
MANAGEMENT FEE	(5)	3.5	.43	419	(7)	4.6	.88	500	(4)	4.7	.78	371	(26)	3.7	.37	344
OTHER ADMINISTRATIVE.**	(5)	6.1	.80	804	(7)	9.4	1.95	937	(4)	8.6	1.62	717	(30)	6.7	.66	658
SUBTOTAL ADMINIST.	(5)	9.7 %	1.19	1179	(7)	14.0 %	2.96	1474	(4)	13.1 %	2.47	1097	(30)	10.0 %	1.01	947
SUPPLIES	()				(7)	1.0	.19	125	(4)	1.3	.21	84	(16)	.2	.02	19
HEATING FUEL-CA ONLY*	(5)	.0	.00	0	(2)	.0	.00	6	(2)	.4	.06	23	(30)	.3	.04	32
CA & APTS.*	()				(6)	3.7	.82	388	(2)	4.4	.83	368	()			
ELECTRICITY--CA ONLY*	(5)	.8	.09	102	(5)	2.0	.31	272	(3)	1.4	.27	118	(29)	.8	.08	73
CA & APTS.*	()				(3)	2.3	.47	261	(1)	.4	.04	31	(2)	1.7	.14	122
WATER/SEWER--CA ONLY*	(5)	2.7	.33	352	(1)	2.4	.37	256	()				(18)	4.8	.50	450
CA & APTS.*	()				(7)	4.2	.85	419	(4)	5.2	.64	384	(12)	5.4	.50	487
GAS-----CA ONLY*	(5)	.5	.06	63	(4)	1.1	.22	171	(3)	1.5	.28	122	(23)	.3	.03	29
CA & APTS.*	()				(2)	1.5	.31	120	()				(1)	.3	.03	23
BUILDING SERVICES	(5)	2.2	.27	270	(6)	.7	.17	77	(4)	1.8	.21	135	(25)	2.0	.19	173
OTHER OPERATING	()				(5)	.3	.05	43	()				(15)	2.4	.22	176
SUBTOTAL OPERATING	(5)	6.8 %	.81	875	(8)	12.9 %	2.56	1339	(4)	11.0 %	1.53	876	(31)	9.0 %	.91	818
SECURITY**	(3)	.0	.00	1	(7)	1.6	.25	174	(1)	.2	.02	14	(26)	.2	.02	14
GROUND MAINTENANCE**	(5)	2.2	.27	289	(8)	.6	.13	72	(4)	1.5	.22	119	(30)	1.9	.19	174
MAINTENANCE-REPAIRS	(5)	7.2	.97	880	(8)	5.2	1.12	576	(4)	5.3	.91	441	(30)	3.0	.42	296
PAINTING/DECORATING**	(1)	.0	.00	0	(7)	4.9	.94	395	(3)	2.5	.42	164	(26)	1.2	.12	117
SUBTOTAL MAINTENANCE	(5)	9.9 %	1.21	1169	(8)	11.8 %	2.25	1002	(4)	9.6 %	1.22	804	(30)	9.0 %	.92	867
REAL ESTATE TAXES	(5)	8.0	.89	891	(8)	8.4	1.72	949	(4)	7.6	1.26	516	(30)	7.9	.83	751
OTHER TAX/FEE/PERMIT	()				(3)	.2	.03	20	(2)	.2	.02	11	(13)	.1	.02	8
INSURANCE	(5)	.8	.10	91	(8)	1.1	.21	185	(4)	2.5	.26	192	(31)	1.3	.15	128
SUBTOTAL TAX-INSURANCE	(5)	8.8 %	.99	990	(8)	9.6 %	1.93	1150	(4)	8.8 %	1.46	689	(31)	10.1 %	1.04	865
RECREATNL/AMENITIES**	(2)	.0	.00	1	(1)	.0	.00	3	()				(21)	.2	.02	15
OTHER PAYROLL	()				(2)	5.9	2.50	748	(2)	8.4	.90	669	(17)	4.8	.52	482
TOTAL ALL EXPENSES	(5)	34.5 %	3.99	4249	(8)	47.6 %	9.56	5401	(4)	43.1 %	7.14	3447	(31)	41.6 %	4.15	3662
NET OPERATING INCOME	(5)	53.3 %	6.94	6515	(8)	47.0 %	8.10	6605	(4)	51.0 %	7.44	3596	(31)	49.7 %	5.16	4435
PAYROLL RECAP**	(4)	8.1	1.15	1026	(8)	10.2	2.46	1289	(4)	9.8	1.84	811	(30)	11.2	1.15	980

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 © 2006, Institute of Real Estate Management.