

AGE GROUP REPORTS - U.S.A.

MEDIAN INCOME AND OPERATING COSTS

BY BUILDING TYPE

	PITTSBURGH, PA ELEVATOR BUILDINGS						PORTLAND, OR GARDEN TYPE BUILDINGS					
	1946 - 1964			1965 - 1977			1965 - 1977			1978 TO DATE		
	(3) (651) (8) (816)					(5) (524) (21) (5,234)						
	630,302					736,369	370,336					5,041,943
	%GPI MED	\$/SQFT MED	\$/UNIT MED	%GPI MED	\$/SQFT MED	\$/UNIT MED	%GPI MED	\$/SQFT MED	\$/UNIT MED	%GPI MED	\$/SQFT MED	\$/UNIT MED
INCOME												
RENTS-APARTMENTS	88.5%	13.54	12968	95.9%	10.56	9756	92.7%	10.29	6922	91.9%	9.46	8892
RENTS-GARAGE/PARKING	7.6	1.16	1014	.9	.10	101	2.9	.33	251	1.4	.14	117
RENTS-STORES/OFFICES	15.1	2.17	2482	10.9	1.23	1231				1.9	.21	228
GROSS POSSIBLE RENTS	96.1%	14.70	14858	96.4%	11.18	9756	93.9%	10.29	6922	92.8%	9.46	9244
VACANCIES/RENT LOSS	6.4	.98	854	3.7	.49	355	4.5	.37	320	6.9	.67	633
TOTAL RENTS COLLECTED	89.7	13.72	13864	93.7	10.82	9572	91.8	9.59	6602	86.1	8.64	8175
OTHER INCOME	3.9	.60	520	4.1	.47	414	6.1	.78	402	7.2	.74	707
GROSS POSSIBLE INCOME	100.0%	15.30	15515	100.0%	11.26	10213	100.0%	11.14	7495	100.0%	10.25	9644
TOTAL COLLECTIONS	93.6	14.32	14286	96.6	10.90	10059	95.5	10.72	6838	93.1	9.26	8939
EXPENSES												
MANAGEMENT FEE	3.7	.56	488	3.9	.49	431	4.9	.48	392	3.7	.37	345
OTHER ADMINISTRATIVE.**	7.6	1.22	1173	5.4	.58	530	4.8	.54	415	6.1	.62	596
SUBTOTAL ADMINIST.	11.1%	1.60	1786	9.9%	1.14	963	9.8%	1.08	812	10.0%	.99	937
SUPPLIES	.9	.14	131	.5	.07	67	.7	.08	59	.2	.02	24
HEATING FUEL-CA ONLY*							.4	.04	33	.3	.03	29
CA & APTS.*	3.8	.55	626	3.5	.36	344						
ELECTRICITY--CA ONLY*	1.6	.27	267	2.1	.23	212	.9	.09	69	.7	.08	70
CA & APTS.*	5.8	.88	769	2.3	.30	156						
WATER/SEWER--CA ONLY*	4.3	.66	575				5.0	.57	424	4.5	.51	454
CA & APTS.*	3.3	.55	510	3.6	.43	406	7.0	.58	503	4.5	.51	489
GAS-----CA ONLY*	1.0	.14	156				1.0	.11	88	.3	.04	36
CA & APTS.*	2.7	.45	418	4.0	.43	408	.0					
BUILDING SERVICES	1.3	.18	211	.8	.08	78	4.9	.56	416	2.3	.23	225
OTHER OPERATING	4.7	.78	720	4.7	.47	427	2.4	.26	158	2.5	.28	226
SUBTOTAL OPERATING	16.0%	2.70	2485	15.1%	1.69	1674	13.3%	1.49	1121	8.1%	.89	775
SECURITY**	1.7	.29	264	.0	.01	5	.0		2	.2	.02	19
GROUND MAINTENANCE**	.3	.04	35	.4	.05	41	2.1	.22	155	2.1	.20	182
MAINTENANCE-REPAIRS	4.7	.79	755	4.3	.49	455	1.1	.11	82	2.3	.22	221
PAINTING/DECORATING**	1.5	.22	207	1.2	.15	139	2.8	.31	237	2.2	.22	229
SUBTOTAL MAINTENANCE	7.6%	1.09	1209	5.8%	.67	593	5.7%	.64	493	6.7%	.72	667
REAL ESTATE TAXES	13.3	2.03	1770	14.0	1.42	1256	6.9	.74	549	9.2	.91	852
OTHER TAX/FEE/PERMIT	2.0	.28	324	.2	.02	13	.2	.02	14	.1	.01	8
INSURANCE	3.7	.57	499	2.3	.25	233	2.7	.31	198	1.3	.13	121
SUBTOTAL TAX-INSURANCE	10.7%	1.81	1665	16.4%	1.67	1525	9.4%	1.04	708	10.6%	1.10	972
RECREATNL/AMENITIES**							.7	.09	45	.1	.01	12
OTHER PAYROLL	4.9	.82	758	4.9	.51	464	3.3	.37	286	3.8	.37	344
TOTAL ALL EXPENSES	51.0%	8.58	7901	51.2%	5.80	5172	44.2%	5.15	3678	41.9%	4.15	4046
NET OPERATING INCOME	47.9%	7.88	7426	47.9%	5.44	4887	46.8%	5.02	3631	52.6%	5.45	5412
PAYROLL RECAP**	8.0	1.35	1242	7.6	.86	770	15.8	1.69	1276	11.3	1.15	1038

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 © 2007, Institute of Real Estate Management.