

Operating Expenses

No Suites 13
No Beds 70

Less Operating Expenses:

Utilities and Services:

-Electrical	\$100.00 /suite + \$1,500 Common	(2,800)	\$ (33,600)
-Gas		0	\$ -
-Sewer/Water	\$10.17 /bed/month	(712)	\$ (8,544)
-Cable/Internet	\$10.00 /bed/month	(700)	\$ (8,400)
-Trash	\$ 200.00 per month		\$ (2,400)
-Alarm Service	\$125.00 per month		\$ (1,500)
-Phone	\$100.00 per month		\$ (1,200)
-Exterminator	\$300.00 per quarter		\$ (1,200)
-Cleaning Srvce	\$500.00 per month		\$ (6,000)
Total Utilities and Services			\$ (62,844)
Maintenance	\$0.48 psf		\$ (9,187)
Marketing	\$0.05 psf		\$ (957)
Administrative	\$0.07 psf		\$ (1,340)
Insurance	\$0.24 psf		\$ (4,594)
Management	3.00% <i>(reduced from 6%, as necessary)</i>		\$ (13,722)
Capital Reserve	\$0.42 psf <i>(+10%/year for 5 years, then +5%/year)</i>		\$ (8,039)
Contingency	\$25.00 /bed		\$ (1,750)
Property Taxes			\$ (33,650)
Total Operating Expenses			<u>\$ (136,082)</u>
Year one property tax - August-December			\$ (14,021)
Total year one expenses			\$ (122,062)