

809 Broadway, New York, NY

SF:

37,875

<u>Cleaning</u>	<u>Annual Cost</u>	<u>\$/SF</u>
Payroll, Taxes, Fringes		-
Routine Contracts	65,000.00	1.72
Window Washing		
Other Specialized Contracts		
Supplies / Materials	8,669.37	0.23
Trash Removal / Recycling	2,486.45	0.07
Miscellaneous / Other		
<b>Subtotal-Cleaning</b>	<b>76,155.82</b>	<b>2.01</b>

Repair / Maintenance

Payroll, Taxes, Fringes	60,000.00	1.58
Elevator	2,099.98	0.06
HVAC	1,077.86	0.03
Electrical	1,265.00	0.03
Structural / Roofing		
Plumbing	1,596.39	0.04
Fire / Life Safety	13,296.85	0.35
extrimantor	3,184.61	0.08
<b>Subtotal - R&amp;M</b>	<b>82,520.69</b>	<b>2.18</b>

Utility

		#DIV/0!
Total Electricity	35,920.17	0.95
Water / Sewer	12,000.00	0.32
<b>Subtotal - Utility</b>	<b>47,920.17</b>	<b>1.27</b>

Security

Payroll, Taxes, Fringes

Contracts	94,078.71	2.48
Equipment- key cards ,camera etc	2,956.69	0.08
Miscellaneous / Other		
<b>Subtotal - Security</b>	<b>97,035.40</b>	<b>2.56</b>

**Administrative**

Payroll, Taxes, Fringes	61,854.16	1.63
Management Fees	50,985.00	1.35
Professional Fees		
internet	4,449.89	0.12
Employee Expenses		
Miscellaneous / Other		
<b>Subtotal - Admin.</b>	<b>117,289.05</b>	<b>3.10</b>

**Fixed**

Real Estate Taxes	510,000.00	13.47
Personal Property Tax		
Retail Tax	188,000.00	
<b>Building Insurance</b>	<b>36,580.37</b>	<b>0.97</b>
License / Fees / Permits	609.60	0.02
<b>Subtotal - Fixed</b>	<b>735,189.97</b>	<b>19.41</b>
		0.00
<b>Total Operating Expenses</b>	<b>1,156,111.10</b>	<b>30.52</b>