

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		
Subtotal-Cleaning	76,155.82	2.01

<u>Repair / Maintenance</u>		
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
Subtotal - R&M	82,520.69	2.18

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

<u>Security</u>
Payroll, Taxes, Fringes

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

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		
Subtotal - Admin.	117,289.05	3.10

Fixed

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