REGIONAL - U.S.A.

MEDIAN INCOME AND OPERATING COSTS

BY SUBSIDY TYPE
BY BUILDING TYPE

	REGION 6 GARDEN BUILDINGS ALL FAMILY 39 BUILDINGS 4,018 APARTMENTS 3,156,352 RENTABLE SQUARE FEET								REGION 7 ELEVATOR BUILDINGS 17 BUILDINGS 1,344 APARTMENTS 781,916 RENTABLE SQUARE FEET							
	BLDGS.	--------% OF GPI--------			---------$/SQ.FT.---------			$/UNIT	BLDGS.	--------% OF GPI--------			---------$/SQ.FT.---------			$/UNIT
		MED	LOW	HIGH	MED	LOW	HIGH	MED		MED	LOW	HIGH	MED	LOW	HIGH	MED
INCOME																
RENTS-APARTMENTS	(39)	97.5%	96.2%	98.5%	6.43	5.15	7.17	5352	(17)	97.3%	92.4%	98.5%	11.11	10.00	12.56	6000
RENTS-GARAGE/PARKING	( )								( )							
RENTS-STORES/OFFICES	(1)	.5			.04			31	(1)	3.6			.49			186
GROSS POSSIBLE RENTS	(39)	97.5%	96.2%	98.5%	6.43	5.15	7.18	5352	(17)	97.3%	92.4%	98.5%	11.11	10.00	12.56	6000
VACANCIES/RENT LOSS	(39)	4.0	1.9	5.4	.26	.12	.32	180	(15)	3.4	.7	4.9	.41	.09	.50	236
TOTAL RENTS COLLECTED	(39)	93.4	87.4	96.2	6.07	4.67	7.08	4969	(17)	93.1	89.0	97.2	10.91	9.51	11.60	5539
OTHER INCOME	(36)	2.6	1.8	3.8	.17	.13	.23	140	(17)	2.7	1.6	7.6	.30	.20	.72	150
GROSS POSSIBLE INCOME	(39)	100.0%	%	100.0%	6.59	5.36	7.31	5493	(17)	100.0%	%	100.0%	11.86	10.11	12.75	6160
TOTAL COLLECTIONS	(39)	96.0	93.6	97.7	6.18	5.12	7.16	5118	(17)	97.1	95.2	99.3	11.14	9.62	12.02	6061
EXPENSES																
MANAGEMENT FEE	(39)	6.8	5.8	7.5	.44	.36	.52	361	(17)	5.1	4.6	5.4	.60	.48	.65	335
OTHER ADMINISTRATIVE.**	(39)	13.1	11.1	15.7	.92	.69	1.01	704	(17)	12.5	8.6	13.5	1.16	1.03	1.60	744
SUBTOTAL ADMINIST.	(39)	20.1%	18.7%	22.7%	1.34	1.11	1.51	1051	(17)	17.1%	13.6%	18.8%	1.89	1.65	2.12	1055
SUPPLIES	(39)	1.0	.3	3.2	.06	.03	.21	44	(17)	.3	.2	.9	.04	.02	.08	20
HEATING FUEL-CA ONLY*	(8)	.5			.02			19	(3)	.7			.07			40
CA & APTS.*	(28)	2.9	1.8	5.9	.18	.11	.31	156	(13)	2.7	2.3	3.3	.32	.22	.38	170
ELECTRICITY--CA ONLY*	(26)	2.1	1.7	3.2	.13	.10	.15	99	(5)	3.2			.30			223
CA & APTS.*	(13)	10.1	5.8	13.0	.59	.46	.80	507	(12)	8.1	7.3	8.8	.91	.81	1.06	501
WATER/SEWER--CA ONLY*	(2)	6.0			.44			334	( )							
CA & APTS.*	(36)	5.9	4.4	7.5	.37	.28	.47	323	(17)	1.9	1.5	2.4	.20	.16	.28	114
GAS---------CA ONLY*	(6)	.7			.05			29	( )							
CA & APTS.*	(21)	1.8	1.0	2.0	.11	.07	.14	96	(2)	3.2			.44			209
BUILDING SERVICES	(30)	2.4	1.8	3.0	.16	.13	.19	126	(13)	.6	.6	.9	.08	.07	.10	39
OTHER OPERATING	(12)	.3	.2	.6	.02	.01	.03	15	(10)	.1			.01			6
SUBTOTAL OPERATING	(39)	17.4%	13.1%	23.6%	1.00	.89	1.45	849	(17)	13.0%	9.6%	16.3%	1.44	.91	1.85	807
SECURITY**	(20)	1.2	.3	2.4	.08	.02	.23	65	(13)	.5	.3	.7	.06	.03	.08	29
GROUNDS MAINTENANCE**	(37)	2.2	1.5	3.0	.13	.09	.19	104	(17)	1.0	.9	1.2	.12	.10	.14	63
MAINTENANCE-REPAIRS	(38)	7.6	4.0	9.4	.42	.25	.64	353	(17)	3.8	3.3	5.4	.44	.35	.57	257
PAINTING/DECORATING**	(30)	3.9	1.2	4.9	.23	.08	.33	165	(17)	1.8	1.0	3.0	.23	.12	.40	130
SUBTOTAL MAINTENANCE	(38)	13.1%	10.0%	17.7%	.79	.59	1.15	646	(17)	9.2%	6.9%	10.9%	.93	.72	1.29	603
REAL ESTATE TAXES	(39)	4.2	3.1	5.7	.24	.17	.38	192	(17)	4.3	3.5	5.3	.46	.35	.62	254
OTHER TAX/FEE/PERMIT	(35)	.2	.0	1.0	.01	.00	.05	9	(14)	.0	.0	.2	.00	.00	.01	1
INSURANCE	(39)	2.5	2.2	3.2	.16	.14	.19	127	(17)	1.3	1.2	1.7	.15	.12	.19	80
SUBTOTAL TAX-INSURANCE	(39)	7.5%	6.2%	9.0%	.46	.35	.63	402	(17)	5.7%	5.2%	7.2%	.62	.50	.79	339
RECREATNL/AMENITIES**	(3)	.2			.02			13	(1)	1.5			.17			84
OTHER PAYROLL	(38)	8.5	6.1	12.6	.55	.35	.78	446	(17)	6.5	5.5	6.9	.70	.60	.80	395
TOTAL ALL EXPENSES	(39)	71.4%	61.1%	80.3%	4.43	3.55	5.05	3694	(17)	51.2%	47.0%	55.0%	5.76	4.79	6.79	3183
NET OPERATING INCOME	(37)	23.9%	13.3%	37.8%	1.39	.98	2.18	1158	(17)	47.5%	40.2%	52.4%	4.81	4.07	5.97	2826
PAYROLL RECAP**	(38)	13.8	12.2	17.5	.89	.73	1.23	804	(16)	15.1	11.9	16.4	1.69	1.43	1.89	[illegible]

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 © 2001, Institute of Real Estate Management.