

Expense Category	Estimates (annual)	Annual PSF NNN Breakdown	Monthly PSF NNN Breakdown
Common Area Maintenance			
(Pool 1: All Tenants = 69,930 sf)			
4502 Landscaping	\$ 23,700.00		
4506 Parking Lot Maintenance/Restriping	\$ 4,000.00		
4508 Parking Lot Lights Maintenance	\$ 2,652.00		
4511 Electricity	\$ 7,300.00		
4517 Sweeping	\$ 2,160.00		
Sub-Total	<u>\$ 39,812.00</u>	\$0.57	\$0.05
(Pool 2: Bldg 1421/1451 = 64,730 sf)			
4501 Trash Removal	\$ 16,185.00		
4503 Water/Irrigation/Fire Meter	\$ 3,400.00		
4504 Fire Alarm System/Telephone Line/Monitoring	\$ 5,099.00		
4510 General Repair & Maintenance/Day Porter	\$ 40,000.00		
4513 Pest Control	\$ 1,352.00		
4519 HVAC Maintenance/Repair	\$ 8,600.00		
4520 Roof Repairs	\$ -		
Property Management Fee (3%)	\$ 21,174.00		
Sub-Total	<u>\$ 95,810.00</u>	\$1.48	\$0.12
(Pool 3: Citrus Café Only)			
4513 Pest Control	\$ 451.00		
4503 Water/Irrigation	\$ 1,574.00		
Sub-Total	<u>\$ 2,025.00</u>	\$0.39	\$0.03
CAM Grand Total			
	<u>\$ 137,647.00</u>		
Insurance Premiums (All Tenants)			
5125 Liability Insurance	\$ 2,997.00		
5126 Property Insurance	\$ 5,392.00		
Sub-total	<u>\$ 8,389.00</u>	\$0.12	\$0.01
Secured Property Taxes			
5120 Parcel #430-263-11 (Bldg 1421/1451 = 64,730 sf)	\$ 90,907.00	\$1.40	\$0.12
5120 Parcel #430-263-10 (Citrus Café)****	\$ 39,577.00	\$7.61	\$0.63
Sub-total	<u>\$ 130,484.00</u>		
Supplemental Taxes***			
5120 Parcel #430-263-11 (Bldg 1421/1451 = 64,730 sf)	\$ 65,124.00	\$1.01	\$0.08
5120 Parcel #430-263-10 (Citrus Café)	\$ 10,296.00	\$1.98	\$0.17
Sub-total	<u>\$ 75,420.00</u>		
Grand Total			
	<u>\$ 351,940.00</u>		

SUMMARY

	NNN attributable to ALL TENANTS	NNN Exlusive to 1421/1451 Edinger	NNN Exlusive to Restaurant
Annual	\$0.69	\$3.89	\$9.98
Monthly	\$0.06	\$0.32	\$0.83
	Total Monthly Nets for 1421/1451 Edinger		\$0.382
	Total Montly Nets for Restaurant		\$0.889