

Two STANFORD CENTRE

2026 Projected Operating Expenses

Fixed Expenses	Jan-Dec Budgeted Expenses 2026	Per Sq. Ft.
Bookkeeping Fees	3,600.00	0.04
Superintendent Payroll	12,600.00	0.14
Telephone	700.00	0.01
Elevator Contract	8,200.00	0.09
Alarm Contract	20,000.00	0.21
Plant-Lease Maint	925.00	0.01
Pest Control	200.00	0.00
Ground Contract	31,800.00	0.34
Ground Supplies	500.00	0.01
Irrigation	19,500.00	0.21
Property Taxes	115,200.00	1.24
Property Insurance	153,000.00	1.64
Total Fixed Expenses	\$ 366,225.00	\$3.93
Variable Expenses		
Management Fees	65,000.00	0.70
Janitorial Contract	105,000.00	1.13
Janitorial Supplies	10,500.00	0.11
Electricity	279,000.00	3.00
Water	4,230.00	0.05
Gas	750.00	0.01
Sewer	8,900.00	0.10
Garbage & Trash Removal	10,147.00	0.11
Repair HVAC	11,500.00	0.12
Repair Plumbing	1,200.00	0.01
Repair Electrical	2,300.00	0.02
Repair Interior	1,000.00	0.01
Repair Exterior	1,500.00	0.02
Miscellaneous	0.00	0.00
Total Variable Expenses	\$ 501,027.00	\$5.38
Other		
Reserve Fund	\$ 12,000.00	0.13
TOTAL	\$ 879,252.00	\$ 9.45

The above operation expenses are estimates for 2026 and are based on the 93,091 of net rentable square feet.