

December 10, 2025

Kefi Fast
19824 Copernicus Ave
Bend, OR 97701

EMAIL: kefi.ffm@gmail.com

PROJECT: Robal Road - Bend Oregon

SUBJECT: 2026 Estimated CAM Budget

Dear Tenant:

We have completed the 2026 Estimated Common Area Maintenance and Operating Expense (CAM) Budget for the above-referenced project in Bend, Oregon. Enclosed is the summarized spreadsheet of the estimated CAM charges including insurance and real estate taxes.

Effective January, 1 2026, your total monthly remittance will be \$8,123.99 . This amount is comprised of the following:

Minimum Monthly Rent:	\$5,680.83
Monthly CAM Charges:	\$2,443.16

Upon closing the 2025 accounting year we will provide you with a reconciliation of the 2025 estimated budget with the 2025 actual expenses. This reconciliation will either reflect a balance due to the Landlord or a credit due to the Tenant. The 2025 reconciliation will be mailed to tenants no later than March 31, 2026.

If you have any questions, please contact our office at (425) 329-0838.

Best Regards,

First Western Development Services, Inc. / Property Division



Tyler Kincaid,
Property Manager

Enclosure
cc: Tenant Lease File

2026 Estimates
Robal Road / Retail
Analysis of Common Area Charges

Tenants	CAM Schedule	Kefi Fast
Unit Number		P3-1
Gross Square Feet		2,005
% Without Chick-Fil-A, Ulta, Chipotle and Vacant Bldg	A	7.79%
% Without Chick-Fil-A, Ulta and Vacant Bldg	B	7.15%
% Without Chick-Fil-A and Vacant Bldg	C	5.25%
% With only Food Users, Without Chick-Fil-A and Vacant Bldg	D	22.89%
% Total with all Tenants	E	3.83%
Occupancy during current year		01/01/26 - 12/31/26
Number of days during current year		365 Days

<u>GL #</u>	<u>Operating Expenses</u>	<u>2026 Budget</u>	<u>\$/SQ.FT.</u>		<u>Note</u>	
711020	CAM - Electricity - House	15,200.00	*	0.59	A	1,184.55
711030	CAM - Water / Sewer	3,800.00	*	0.15	A	296.14
711031	CAM - Fire Line	3,160.00	*	0.12	A	246.26
711033	CAM - Irrigation	17,900.00	*	0.34	E	685.49
711034	CAM - Surface / Storm Water	2,340.00	*	0.09	A	182.36
711035	CAM - Backflow Maintenance	825.00	*	0.03	A	64.29
711036	CAM - City Transportation Fees	6,400.00	*	0.23	B	457.60
711040	CAM - Natural Gas	8,960.00	*	0.17	E	343.13
711050	CAM - Exterminating	3,060.00	*	0.08	C	160.66
711060	CAM - Landscaping Maintenance	42,460.00	*	1.11	C	2,229.29
711070	CAM - Parking Lot Sweeping	3,360.00	*	0.09	C	176.41
711075	CAM - Drive Lane Maintenance/snow removal	7,440.00	*	0.14	E	284.92
711080	CAM - HVAC Maintenance	8,000.00	*	0.31	A	623.45
711090	CAM - Snow Removal	14,000.00	*	0.37	C	735.05
711110	CAM - Garbage Removal	31,000.00	*	1.11	B	2,216.50
711115	CAM - Garbage Removal - Food Users	7,200.00	*	0.82	D	1,648.32
711130	CAM - Fire Alarm Monitoring	3,100.00	*	0.12	A	241.59
711350	CAM - System Monitoring	2,400.00	*	0.06	C	126.01
711140	CAM - Sidewalk Powerwash	3,725.00	*	0.10	C	195.58
711141	CAM - Porter Services	10,080.00	*	0.26	C	529.23
711142	CAM - Porter Services - Food Users	3,120.00	*	0.36	D	714.27
711150	CAM - Repair & Maintenance	6,000.00	*	0.16	C	315.02
711152	CAM - R & M - Painting (amortized over 5yrs)	4,210.00	*	0.16	A	328.09
711153	CAM - R & M - Plumbing	1,250.00	*	0.04	B	89.37
711154	CAM - R & M - Parking Lot	6,500.00	*	0.25	A	506.55
711156	CAM - R & M - Roof	2,000.00	*	0.08	A	155.86
711159	CAM - R & M - Sewer Transfer	4,000.00	*	0.08	E	153.18
711160	CAM - R & M - Seasonal	6,000.00	*	0.23	A	467.58
711161	CAM - R & M - Storm Water System	5,500.00	*	0.14	C	288.77
715000	CAM - Building Insurance	42,100.00	*	1.10	C	2,210.39
716000	CAM - Real Estate Taxes	112,000.00	*	2.93	C	5,880.38
	Sub Total	<u>387,090.00</u>		11.84		23,736.29
719000	CAM - Property Management Fee		(see notes)			4,017.10 2
	Administrative Fee		(see notes)			1,564.55 3
	GRAND TOTAL			<u>11.84</u>		<u>29,317.94</u>

2026 Monthly Estimated Adjustment: 2,443.16

Monthly CAM by Category:

Common Area Maintenance:	1,303.79
Property Management Fees:	334.76
Administrative Fee:	130.38
Insurance:	184.20
Real Estate Taxes:	490.03

2026 Monthly Estimated Adjustment: 2,443.16

Property Management Fee:

Rent:	76,691.16
Common Area Maintenance:	15,645.52
Insurance:	2,210.39
Real Estate Taxes:	5,880.38

Total: 100,427.45

Total Property Management Fee (See Notes): 4,017.10 2

Service Start Dates:

* 01/01/26
 * 365 days

Robal Road / Retail

2026 CAM Notes

NOTE Kefi

- 1** Tenant pays all CAM, RET, and Property Insurance with monthly additional rent.
- 2** Management Fees fixed at 4% of Gross Rents.
- 3** Tenant shall pay an Administrative fee equal to 10% of all Operating Costs excluding real estate taxes and insurance.
- 4** Tenant pays directly for Premises electricity and Gas.
- 5** Landlord to pay for water and bill tenant back through sub meters.
- 6** Landlord to maintain HVAC and bills Tenant thru CAM.
- 7** CAM Estimate for new year to be completed by December.
- 8** Prior year CAM Reconciliation to be completed by Marth 31st.
- 9** Tenant has thirty (30) days to pay any overage due from CAM Reconciliation.
- 10** No CAM Cap