

ESTIMATED OPERATING EXPENSES 5502 ISLAND RIVER DRIVE

The report below provides the owner's best estimate of the operating expenses it anticipates a tenant might incur. This document serves only as guidance. Actual costs may vary depending on a variety of factors. Where indicated, actual costs have been provided.

Operating Expense	Annual Cost	Monthly Cost	Calculation Method
Property Taxes	\$53,346.00	\$4,445.50	Actual 2022 Cost
Property Casualty Insurance	\$19,795.00	\$1,649.58	Actual 2022 Cost
General Liability Insurance	\$1,883.50	\$156.96	Actual 2022 Cost
Utilities - Electric	\$66,000.00	\$5,500.00	Estimated
Utilities - Natural Gas	\$9,600.00	\$800.00	Estimated
Utilities - Water	\$9,600.00	\$800.00	Estimated
Utilities - Internet	\$6,000.00	\$500.00	Estimated
Utilities - Security/Fire Alarm	\$6,000.00	\$500.00	Estimated
Maintenance - Generator	\$2,375.00	\$197.923	Estimated
Maintenance - Fire System	\$240.00	\$20.00	Estimated
Maintenance - Janitorial	\$12,000.00	\$1,000.00	Estimated
Maintenance - HVAC	\$5,000.00	\$416.67	Estimated
Maintenance - Landscaping	\$7,500.00	\$625.00	Estimated
Maintenance - Pest Control	\$1,500.00	\$125.00	Estimated



**MOLLENHOUR
GROSS**

REAL ESTATE