

OPERATING EXPENSES- 4950 PARA DRIVE

ITEM	MONTHLY COST	NOTES
Real Estate Taxes	\$ 2,121.82	
Property Insurance	\$ 785.51	
Roofing	\$ 40.14	estimate based off carver woods
HVAC	\$ 787.52	estimate based off carver woods
Structure/Roof Plumbing		
Miscellaneous Repair and Maintenance	\$ 625.78	estimate based off carver woods- (janitorial, pest, adamson, windows)
TOTAL	\$ 4,360.78	

Per sq ft- *assuming each office is

\$ 0.27 1700 and warehouse is 4k

\$ 3.28

SQ FT OF EACH SPACE

8,550 jb hunt according to lease
 4,000 available warehouse space
 1,700 office
 1,700 office
15,950 total