

NIRVANA LEASING LLC
PO Box # 451005 Westlake, OH 44145
Common/Shared Operating Expenses Report

4520 OBERLIN AVE Lorain, OH 44053

1. Annual Property Taxes: \$9535
2. Annual Property Insurance: \$ 2824
3. Annual Snow Removal Expenses: \$1500
4. Annual Lawn Mowing Expenses: \$3400
5. Annual Lawn Fertilization Expenses: \$581
6. Annual Lawn clean-up: \$1000
7. Annual fire-extinguisher test fee: \$120
8. Annual Trash Removal Service: \$1200
9. Annual Water bills: \$840
10. Water backflow test charges: \$90

Total: \$ 21, 090

Total Sq Footage: 5333

Common/Shared expense per sq foot/year: \$3.95

Any additional operating expenses will be added to this general estimate from the previous year as part of the shared/common operating expenses and will be pro-rated based on square footage.

All the four suites have individual meters for electric, gas and phone connections that must be paid individually by each tenant,