

1880 SW Merlo Drive
Operating expenses per current tenant: July 2025

		65,760 SF		
		Per Square Foot (PSF)		
		Annual	Annually	Monthly
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<u>Fixed Costs</u>				
<i>Paid annually:</i>				
Property taxes	\$ 115,945	\$ 115,945	1.7632	0.1469
Building insurance	39,523	39,523		
Backflow testing	608	608		
Fire sprinkler systems testing	1,464	1,464		
Catch Basin Cleaning	585	585		
<i>Paid Semi Annual</i>				
Security system	1,272	2,544		
<i>Paid Quarterly</i>				
HVAC maint	2,169	8,676		
<i>Paid Monthly</i>				
Land line	129	1,548		
Landscape maint - average	1,300	15,600		
Parking lot sweep	\$185	2,220		
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Fixed cost (ex Prop Tax):		\$ 72,768	\$ 1.1066	\$ 0.0922
Fixed cost (w/ Prop Tax):		\$ 188,713	\$ 2.8697	\$ 0.2391
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No Reserves included
No management cost included