Avery South (SB)
2025 Operating Expense Estimate

Suite:	1100	Lease RSF	10,000	Commencement Date:	6/1/2019
Tenant:	**Bank Out of Town**			Expiration Date:	5/31/2026

Reimbursement Type:	**Tax**		**CAM**		**Utility**		**Insurance**	
Reimbursement Method:	Base Amnt.		Base Sched.		NNN		Base Stop	
Current Expense Code:	2025Budget-RET		2025Budget-CAM NT		2025Budget-UTL		2025Budget-INS	
Base Stop:	3.63		10.73		0.00		1.22	
Base Year:	2019		2019		N/A		2019	
RSF:	134,600		134,600		134,600		134,600	
Current Year Expenses:	499,500	3.71	1,508,784	11.21	656,000	4.87	187,160	1.39
Base Yr Expenses:	489,200	3.63	1,444,447	10.73	0	0.00	164,212	1.22
Difference:	10,300	0.08	64,338	0.48	656,000	4.87	22,948	0.17
Pro-Rata Share / Lease RSF:	7.4294%	N/A	7.4294%	N/A	5.0000%	N/A	N/A	10,000
Tenant's Share:	765.23	0.08	4,779.89	0.48	32,800.00	3.28	1,700.00	0.17
Monthly Amount:	63.77		398.32		2,733.33		141.67	
Months of Occupancy:	12.0000		12.0000		12.0000		12.0000	
Total Tenant Reimbursement:	765.23		4,779.89		32,800.00		1,700.00	

	Per Month	Year Total
Total Tenant Reimbursement:	3,337.09	40,045.12