

2009 ESTIMATED OPERATING BUDGET

381 INDEPENDENCE AVENUE
MECHANICSBURG, PA.

	Monthly	Quarterly	Annually	49311
Landscape Maintance			7,880	0.160
Parking Lot Sweeping/Maintance (2 times.)			600	0.012
Snow Removal (for 4 months)			1,600	0.032
Utilities:				
Water	150		1,800	0.037
Sewer	90		1,080	0.022
Electrical Power (house panel)	450		5,400	0.110
Phone (for fire sprinkler monitoring)	60		720	0.015
Waste Management	by tenant			0.000
Fire Sprinkler Monitoring (service contract)			765	0.016
Fire Riser Inspections	210		840	0.017
Property Insurance			6,782	0.138
Property Taxes			49,435	1.003
Association Fees	0		0	0.000
Miscellaneous repairs and maintenance	200		2,400	0.049
Subtotal	1,160		79,302	
Management Fees	1,000		12,000	0.243
Capital Reserve Fund	600		7,200	0.146
TOTAL ANNUAL OPERATION EXPENSES:			\$98,502	\$1.998

Note: The building was newley constructed in 2008 and does not yet have an operating history.

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. NAI CIR, 1015 Mumma Road, Wormleysburg, PA 17043
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