

CONDOMINIUM ANALYSIS

PORTLAND, OR

EXPENSES	MEDIAN ANNUAL EXPENSES - CONDOMINIUM HIGH RISE		BY METROPOLITAN AREA		
	PROJECTS	UNITS	DOLLARS PER UNIT		
			MED	LOW	HIGH
			----- \$ -----		
ADMINISTRATIVE EXP.					
OFFICE SALARIES	6	1,030	840.62	421.86	852.64
OFFICE EXPENSES	19	2,170	89.65	74.30	105.62
MANAGEMENT FEES	19	2,170	345.06	275.53	374.76
LEGAL FEES	13	1,873	21.19	9.50	32.34
AUDIT FEES	18	2,002	28.04	20.24	48.12
PROFESSIONAL FEES	9	1,329	31.06	6.81	70.46
OTHER ADMIN	11	1,401	46.06	12.57	161.75
SUBTOTAL ADMINIST.	19	2,170	743.29	537.65	922.34
OPERATING EXPENSES					
ELEVATOR	17	1,990	153.59	89.85	185.84
HEATING FUEL	6	1,072	222.30	150.76	256.15
ELECTRICITY	19	2,170	297.04	206.21	332.90
WATER/SEWER	19	2,170	515.88	451.18	570.72
NATURAL GAS	10	829	79.01	53.98	128.39
EXTERMINATING	8	1,168	7.43	3.64	10.43
RUBBISH REMOVAL	19	2,170	135.07	94.56	148.95
WINDOW WASHING	14	1,694	75.86	22.70	91.40
MISC OPER EXP	6	928	193.20	77.25	235.42
SUBTOTAL OPERATING	19	2,170	1312.49	999.69	1505.08
REPAIR AND MAINT.					
SECURITY	17	2,082	105.78	61.67	146.84
SNOW REMOVAL	3	375	73.38	20.15	73.38
GROUND MAINTENANCE	15	1,994	82.68	62.37	130.41
CUSTODIAL	17	1,892	432.24	306.31	545.38
GENERAL MAINTENANCE	19	2,170	303.11	243.29	437.05
HEAT/AC/VENT	15	1,902	100.52	39.23	152.97
PAINT/INT CA ONLY					
PAINT-EXTERIOR					
REC AMENITIES	6	1,145	26.62	11.72	33.46
OTHER REP/MAINT.	9	1,000	395.68	49.55	486.72
SUBTOTAL REP/MAINT.	19	2,170	1232.03	752.74	1454.71
FIXED EXPENSES					
REAL ESTATE TAX					
OTHER TAX					
INSURANCE	19	2,170	510.64	278.10	640.07
SUBTOTAL FIXED EXP.	19	2,170	510.64	278.10	640.07
TOTAL ALL EXPENSES	19	2,170	3779.09	2740.12	4493.01
GROUND RENT					
REPLACEMENT RESERVE	19	2,170	1534.42	847.60	1902.28
REC AMENITIES					
POOL	2	349	17.19	3.99	17.19
REC BUILDING	1	206	16.87	16.87	16.87
OUTDOOR REC FACILITY					
GARAGE & PARKING	1	245	23.93	23.93	23.93
OTHER AMENITIES	5	1,002	13.51	11.72	14.09

FOOTNOTE: FOR AN EXPLANATION OF THE REPORT LAYOUTS AND METHOD OF DATA ANALYSIS, REFER TO THE SECTIONS ENTITLED 'GUIDELINES FOR USE OF THIS DATA' AND 'INTERPRETATION OF A PAGE OF DATA'. FOR DEFINITIONS OF THE EXPENSE CATEGORIES, REFER TO THE APPENDIX.
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CONDOMINIUM ANALYSIS

PORTLAND, OR

PORTLAND, OR

MEDIAN ANNUAL EXPENSES - CONDOMINIUM
LOW RISE

BY METROPOLITAN AREA

EXPENSES	PROJECTS	UNITS	DOLLARS PER UNIT		
			MED	LOW	HIGH
ADMINISTRATIVE EXP.					
OFFICE SALARIES	3	561	365.85	45.23	365.85
OFFICE EXPENSES	61	4,466	69.72	44.59	104.75
MANAGEMENT FEES	62	4,479	323.36	243.67	483.78
LEGAL FEES	48	3,961	24.26	9.52	43.17
AUDIT FEES	62	4,479	31.25	19.23	52.78
PROFESSIONAL FEES	35	2,580	35.29	13.89	53.10
OTHER ADMIN	20	1,982	25.00	11.82	34.06
SUBTOTAL ADMINIST.	62	4,479	575.62	372.93	692.00
OPERATING EXPENSES					
ELEVATOR	20	1,128	111.56	63.36	163.81
HEATING FUEL	4	329	222.27	92.08	222.27
ELECTRICITY	61	4,463	60.32	39.17	112.88
WATER/SEWER	60	4,263	700.44	427.78	900.04
NATURAL GAS	37	2,766	47.89	16.91	123.95
EXTERMINATING	37	2,837	22.36	14.06	37.75
RUBBISH REMOVAL	57	3,956	154.23	116.83	194.74
WINDOW WASHING	16	1,129	56.67	31.45	75.04
MISC OPER EXP	21	2,209	61.88	14.12	473.40
SUBTOTAL OPERATING	62	4,479	1146.73	831.61	1487.56
REPAIR AND MAINT.					
SECURITY	35	2,977	84.62	29.84	137.18
SNOW REMOVAL	3	298	26.47	12.55	26.47
GROUND MAINTENANCE	58	4,416	255.62	119.55	372.32
CUSTODIAL	41	2,772	202.48	52.42	323.78
GENERAL MAINTENANCE	61	4,466	288.49	193.79	487.45
HEAT/AC/VENT	16	1,120	87.20	28.33	117.54
PAINT/INT CA ONLY					
PAINT-EXTERIOR					
REC AMENITIES	21	2,425	54.36	43.96	75.97
OTHER REP/MAINT.	17	1,518	74.96	41.38	359.86
SUBTOTAL REP/MAINT.	62	4,479	774.18	596.48	1095.17
FIXED EXPENSES					
REAL ESTATE TAX	1	152	9.89	9.89	9.89
OTHER TAX	1	13	11.62	11.62	11.62
INSURANCE	62	4,479	291.44	222.05	451.50
SUBTOTAL FIXED EXP.	62	4,479	291.44	222.05	451.50
TOTAL ALL EXPENSES	62	4,479	2812.58	2368.16	3287.48
GROUND RENT					
REPLACEMENT RESERVE	62	4,479	1387.33	956.98	1799.36
REC AMENITIES					
POOL	19	2,308	53.67	43.96	75.97
REC BUILDING					
OUTDOOR REC FACILITY					
GARAGE & PARKING					
OTHER AMENITIES	4	577	14.71	2.21	14.71

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CONDOMINIUM ANALYSIS

PORTLAND, OR

MEDIAN ANNUAL EXPENSES - CONDOMINIUM
TOWNHOUSE

BY METROPOLITAN AREA

DOLLARS PER UNIT

----- \$ -----

EXPENSES	PROJECTS	UNITS	DOLLARS PER UNIT		
			MED	LOW	HIGH
ADMINISTRATIVE EXP.					
OFFICE SALARIES					
OFFICE EXPENSES	16	1,322	56.80	29.59	72.49
MANAGEMENT FEES	16	1,322	268.65	199.46	399.31
LEGAL FEES	12	956	14.50	10.98	17.88
AUDIT FEES	16	1,322	22.62	16.89	37.27
PROFESSIONAL FEES	6	377	21.43	12.85	42.67
OTHER ADMIN	7	639	16.78	6.38	19.66
SUBTOTAL ADMINIST.	16	1,322	469.85	282.53	555.11
OPERATING EXPENSES					
ELEVATOR					
HEATING FUEL	2	249	27.40	15.59	27.40
ELECTRICITY	15	1,228	62.07	28.58	73.95
WATER/SEWER	15	1,228	614.33	74.30	806.09
NATURAL GAS	4	409	18.07	10.41	18.07
EXTERMINATING	11	1,077	11.82	4.04	17.60
RUBBISH REMOVAL	8	706	198.34	139.46	238.65
WINDOW WASHING	6	449	59.65	52.86	60.00
MISC OPER EXP	4	375	74.66	12.50	74.66
SUBTOTAL OPERATING	15	1,228	883.17	207.51	942.63
REPAIR AND MAINT.					
SECURITY	5	423	33.32	21.84	70.93
SNOW REMOVAL					
GROUND MAINTENANCE	15	1,228	370.81	238.53	407.39
CUSTODIAL	6	556	101.30	17.08	158.50
GENERAL MAINTENANCE	16	1,322	180.03	118.51	250.44
HEAT/AC/VENT					
PAINT/INT CA ONLY					
PAINT-EXTERIOR					
REC AMENITIES	9	928	142.39	42.23	165.31
OTHER REP/MAINT.	1	84	3.39	3.39	3.39
SUBTOTAL REP/MAINT.	16	1,322	714.29	485.20	974.57
FIXED EXPENSES					
REAL ESTATE TAX					
OTHER TAX					
INSURANCE	16	1,322	249.82	185.35	327.07
SUBTOTAL FIXED EXP.	16	1,322	249.82	185.35	327.07
TOTAL ALL EXPENSES	16	1,322	2332.94	1936.94	2909.63
GROUND RENT					
REPLACEMENT RESERVE	16	1,322	1142.11	868.04	1238.70
REC AMENITIES					
POOL	6	658	142.39	42.23	144.94
REC BUILDING	1	84	449.25	449.25	449.25
OUTDOOR REC FACILITY					
GARAGE & PARKING					
OTHER AMENITIES	2	186	237.89	2.81	237.89

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CONDOMINIUM ANALYSIS

PORTLAND, OR

EXPENSES	MEDIAN ANNUAL EXPENSES - CONDOMINIUM COMBINATION		BY METROPOLITAN AREA		
	PROJECTS	UNITS	DOLLARS PER UNIT		
			MED	LOW	HIGH
ADMINISTRATIVE EXP.					
OFFICE SALARIES					
OFFICE EXPENSES	5	1,056	118.56	52.14	119.49
MANAGEMENT FEES	6	1,126	292.64	179.65	294.18
LEGAL FEES	5	1,056	35.32	17.71	40.17
AUDIT FEES	6	1,126	26.83	21.21	50.71
PROFESSIONAL FEES	3	862	24.05	3.58	24.05
OTHER ADMIN	2	152	33.84	5.55	33.84
SUBTOTAL ADMINIST.	6	1,126	494.66	270.71	508.71
OPERATING EXPENSES					
ELEVATOR	3	294	106.38	83.93	106.38
HEATING FUEL					
ELECTRICITY	6	1,126	157.27	20.54	190.48
WATER/SEWER	6	1,126	509.55	51.65	873.84
NATURAL GAS	4	979	91.21	20.41	91.21
EXTERMINATING	3	264	12.30	2.04	12.30
RUBBISH REMOVAL	5	1,056	102.37	82.69	132.62
WINDOW WASHING	1	77	66.51	66.51	66.51
MISC OPER EXP	4	394	20.06	10.93	20.06
SUBTOTAL OPERATING	6	1,126	1386.56	105.74	1390.91
REPAIR AND MAINT.					
SECURITY	4	944	67.48	16.82	67.48
SNOW REMOVAL					
GROUND MAINTENANCE	6	1,126	410.60	145.32	441.03
CUSTODIAL	4	406	380.20	78.05	380.20
GENERAL MAINTENANCE	6	1,126	560.69	369.61	585.74
HEAT/AC/VENT	4	406	46.96	32.69	46.96
PAINT/INT CA ONLY					
PAINT-EXTERIOR					
REC AMENITIES	5	1,056	41.81	25.51	55.76
OTHER REP/MAINT.	1	650	46.62	46.62	46.62
SUBTOTAL REP/MAINT.	6	1,126	1240.23	1026.32	1320.05
FIXED EXPENSES					
REAL ESTATE TAX					
OTHER TAX					
INSURANCE	6	1,126	324.61	174.43	636.16
SUBTOTAL FIXED EXP.	6	1,126	324.61	174.43	636.16
TOTAL ALL EXPENSES	6	1,126	3250.56	1888.16	3705.70
GROUND RENT					
REPLACEMENT RESERVE	6	1,126	2030.77	1239.19	2041.97
REC AMENITIES					
POOL	4	979	41.81	29.36	41.81
REC BUILDING					
OUTDOOR REC FACILITY					
GARAGE & PARKING					
OTHER AMENITIES	2	727	152.86	9.10	152.86

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