

OFFICE BUILDING OPERATING EXPENSE (CAM) STUDY SALT LAKE VALLEY MARKET



Building	Square Feet	Class	Location	CAM psf	Taxes psf	TOTAL CAM
CBD Class A Buildings						
1 Building 1	419,709	A	CBD	\$5.43	\$2.78	\$8.21
2 Building 2	114,132	A	CBD	\$5.88	\$2.18	\$8.06
3 Building 3	569,766	A	CBD	\$5.24	\$2.76	\$8.00
4 Building 4	161,170	A	CBD	\$5.77	\$2.17	\$7.94
5 Building 5	207,433	A	CBD	\$5.06	\$2.24	\$7.30
6 Building 6	278,384	A	CBD	\$4.75	\$2.54	\$7.29
7 Building 7	330,472	A	CBD	\$4.89	\$2.37	\$7.26
8 Building 8	240,529	A	CBD	\$5.05	\$2.10	\$7.15
9 Building 9	249,152	A	CBD	\$4.66	\$2.45	\$7.11
10 Building 10	161,339	A	CBD	\$4.78	\$1.94	\$6.72
11 Building 11	64,279	A	CBD	\$4.46	\$1.77	\$6.23
Total SF	2,796,365					
AVERAGE CBD CLASS A BUILDINGS				\$5.09	\$2.30	\$7.39



CBD Class B Buildings						
1 Building 1	216,976	B	CBD	\$6.24	\$1.34	\$7.58
2 Building 2	190,124	B	CBD	\$5.76	\$1.74	\$7.50
3 Building 3	116,520	B	CBD	\$5.20	\$1.72	\$6.92
4 Building 4	319,356	B	CBD	\$4.91	\$1.98	\$6.89
5 Building 5	306,309	B	CBD	\$5.32	\$1.30	\$6.62
6 Building 6	161,060	B	CBD	\$4.85	\$1.68	\$6.53
7 Building 7	140,342	B	CBD	\$5.59	\$0.91	\$6.50
8 Building 8	52,961	B	CBD	\$4.99	\$1.40	\$6.39
9 Building 9	57,850	B	CBD	\$4.80	\$1.55	\$6.35
10 Building 10	230,038	B	CBD	\$5.17	\$1.06	\$6.23
11 Building 11	63,250	B	CBD	\$4.70	\$1.52	\$6.22
12 Building 12	39,054	B	CBD	\$4.97	\$1.14	\$6.11
13 Building 13	65,150	B	CBD	\$4.52	\$1.48	\$6.00
14 Building 14	139,065	B	CBD	\$4.75	\$1.05	\$5.80
15 Building 15	258,754	B	CBD	\$4.16	\$1.28	\$5.44
Total SF	2,356,809					
AVERAGE CBD CLASS B BUILDINGS				\$5.06	\$1.41	\$6.47



Suburban Class A Buildings						
1 Building 1	105,068	A	Suburban	\$6.34	\$1.43	\$7.77
2 Building 2	215,000	A	Suburban	\$6.27	\$1.30	\$7.57
3 Building 3	487,500	A	Suburban	\$5.75	\$1.82	\$7.35
4 Building 4	142,951	A	Suburban	\$5.42	\$1.80	\$7.22
5 Building 5	142,000	A	Suburban	\$4.64	\$1.86	\$6.50
6 Building 6	94,819	A	Suburban	\$4.72	\$2.27	\$6.99
7 Building 7	94,819	A	Suburban	\$4.77	\$2.21	\$6.98
8 Building 8	130,303	A	Suburban	\$4.30	\$2.15	\$6.45
9 Building 9	138,893	A	Suburban	\$4.06	\$2.38	\$6.44
10 Building 10	159,571	A	Suburban	\$4.35	\$2.15	\$6.50
11 Building 11	154,856	A	Suburban	\$4.35	\$2.15	\$6.50
12 Building 12	53,310	A	Suburban	\$4.55	\$1.70	\$6.25
13 Building 13	74,730	A	Suburban	\$4.60	\$1.62	\$6.22
Total SF	1,993,820					
AVERAGE SUBURBAN CLASS A BUILDINGS				\$4.93	\$1.91	\$6.83



Suburban Class B Buildings						
1 Building 1	43,150	B	Suburban	\$5.73	\$1.55	\$7.28
2 Building 2	33,505	B	Suburban	\$4.86	\$2.24	\$7.10
3 Building 3	135,000	B	Suburban	\$4.86	\$1.70	\$6.56
4 Building 4	38,494	B	Suburban	\$5.25	\$1.02	\$6.27
5 Building 5	74,319	B	Suburban	\$4.63	\$1.35	\$5.98
6 Building 6	51,135	B	Suburban	\$4.30	\$1.50	\$5.80
7 Building 7	94,450	B	Suburban	\$4.99	\$0.64	\$5.63
8 Building 8	74,226	B	Suburban	\$4.03	\$1.57	\$5.60
9 Building 9	50,375	B	Suburban	\$3.92	\$1.60	\$5.52
10 Building 10	50,028	B	Suburban	\$3.59	\$1.66	\$5.25
11 Building 11	89,609	B	Suburban	\$3.45	\$1.75	\$5.20
12 Building 12	31,778	B	Suburban	\$4.21	\$0.78	\$4.99
13 Building 13	78,000	B	Suburban	\$3.45	\$1.11	\$4.56
14 Building 14	150,000	B	Suburban	\$3.04	\$1.18	\$4.22
Total SF	994,069					
AVERAGE SUBURBAN CLASS B BUILDINGS				\$4.31	\$1.40	\$5.71

OVERALL TOTAL AVERAGE				8,141,063	\$4.85	\$1.76	\$6.60
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Note - Study was conducted by CBC management professionals in direct interviews with Salt Lake area commercial property managers.