

Prepared For: Sample  
 Prepared By: Kardin Systems, Inc.  
 Property ID: AS4  
 Property RSF: 134,600  
 Cost Center(s) RSF: 134,600

Software: Kardin Budget System  
 File: 2023 Budget  
 Revision: 37  
 Date (EDT): 3/22/2023 12:47:27 PM  
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## Avery South (SB) 2023 Commercial Recoveries Estimate Calculation

Suite	Tenant	Comm	Exp	Lease RSF	Reim. Type	Reim. Method	Base Year	Current Exp. / Current Stop	Base Yr Exp. / Base Stop	Difference	% Share / RSF	Tenant's Share	Monthly Amount	Mos. of Occup.	Total Reimb.	Free Reimb.	Net Reimb.	Annual \$/RSF						
1000	Star Town Café	10/1/2021	9/30/2024	1,650	CAM	NNN	N/A	1,710,127	0	1,710,127	2.5000%	42,753	3,563	12.0000	42,753	0	42,753	25.91						
								12.71	0.00	12.71	N/A													
								Insuranc	NNN	N/A	187,160	0	187,160	1.2259%	2,294	191	12.0000	2,294	0	2,294	1.39			
											1.39	0.00	1.39	N/A										
								MF	Fixed Am	N/A	0	0	0	N/A	1,200	100	12.0000	1,200	0	1,200	0.73			
			0.00	0.00	0.00	N/A																		
	Tax	NNN	N/A	499,500	0	499,500	1.2259%	6,123	510	12.0000	6,123	0	6,123	3.71										
							3.71	0.00	3.71	N/A														
												52,371	4,364	52,371	0	52,371	31.74							
1100	Bank Out of Town	6/1/2019	5/31/2026	10,000	CAM	Base Sch	2019	1,710,127	1,444,447	265,680	7.4294%	19,738	1,645	12.0000	19,738	0	19,738	1.97						
								12.71	10.73	1.98	N/A													
								Insuranc	Base Stop	2019	187,160	164,212	22,948	N/A	1,700	142	12.0000	1,700	0	1,700	0.17			
											1.39	1.22	0.17	10,000										
								Tax	Base Amn	2019	499,500	489,200	10,300	7.4294%	765	64	12.0000	765	0	765	0.08			
			3.71	3.63	0.08	N/A																		
												22,204	1,850	22,204	0	22,204	2.22							
1100A	SpecLease 1	7/1/2023	6/30/2028	5,000	CAM	NNN	N/A	1,660,127	0	1,660,127	3.7147%	61,669	5,139	6.0000	30,834	10,278	20,556	10.28						
								12.33	0.00	12.33	N/A													
								Insuranc	NNN	N/A	187,160	0	187,160	3.7147%	6,952	579	6.0000	3,476	1,159	2,317	1.16			
											1.39	0.00	1.39	N/A										
								Tax	NNN	N/A	499,500	0	499,500	3.7147%	18,555	1,546	6.0000	9,277	3,092	6,185	3.09			
			3.71	0.00	3.71	N/A																		
												87,176	7,265	43,588	14,529	29,059	14.53							

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1200	Pace Makers	3/1/2020	2/28/2023	5,000	CAM	NNN	N/A	1,710,127	0	1,710,127	3.7147%	63,526	5,294	2.0000	10,588	0	10,588	12.71			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	3.7147%	6,952	579	2.0000	1,159	0	1,159	1.39
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	3.7147%	18,555	1,546	2.0000	3,092	0	3,092	3.71							
							3.71	0.00	3.71	N/A											
												89,033	7,419	14,839	0	14,839	17.81				
1200	Pace Makers	3/1/2023	2/28/2026	5,200	CAM	NNN	N/A	1,710,127	0	1,710,127	3.8633%	66,067	5,506	10.0000	55,056	0	55,056	12.71			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	3.8633%	7,231	603	10.0000	6,025	0	6,025	1.39
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	3.8633%	19,297	1,608	10.0000	16,081	0	16,081	3.71							
							3.71	0.00	3.71	N/A											
												92,595	7,716	77,163	0	77,163	17.81				
1300	Lawyers, Inc.	6/1/2017	5/31/2023	9,950	CAM	NNN	N/A	1,710,127	0	1,710,127	7.3923%	126,418	10,535	5.0000	52,674	0	52,674	12.71			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	7.3923%	13,835	1,153	5.0000	5,765	0	5,765	1.39
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	7.3923%	36,925	3,077	5.0000	15,385	0	15,385	3.71							
							3.71	0.00	3.71	N/A											
												177,178	14,765	73,824	0	73,824	17.81				

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1300	Lawyers, Inc.	6/1/2023	5/31/2026	9,950	CAM	NNN	N/A	1,710,127	0	1,710,127	7.3923%	126,418	10,535	7.0000	73,744	0	73,744	12.71			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	7.3923%	13,835	1,153	7.0000	8,071	0	8,071	1.39
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	7.3923%	36,925	3,077	7.0000	21,539	0	21,539	3.71							
							3.71	0.00	3.71	N/A											
												177,178	14,765	103,354	0	103,354	17.81				
2000	Smith & Clark	9/1/2020	8/31/2025	16,000	CAM	NNN	N/A	1,710,127	0	1,710,127	11.8871%	203,285	16,940	12.0000	203,285	0	203,285	12.71			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	11.8871%	22,248	1,854	12.0000	22,248	0	22,248	1.39
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	11.8871%	59,376	4,948	12.0000	59,376	0	59,376	3.71							
							3.71	0.00	3.71	N/A											
												284,908	23,742	284,908	0	284,908	17.81				
2100	Smith Jonson Ltd	1/1/2016	12/31/2026	10,000	CAM	NNN	N/A	1,710,127	0	1,710,127	7.4294%	127,052	10,588	12.0000	127,052	0	127,052	12.71			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	7.4294%	13,905	1,159	12.0000	13,905	0	13,905	1.39
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	7.4294%	37,110	3,092	12.0000	37,110	0	37,110	3.71							
							3.71	0.00	3.71	N/A											
												178,067	14,839	178,067	0	178,067	17.81				

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2200	Crystal Springs	7/1/2019	6/30/2024	1,200	CAM	NNN	N/A	1,710,127	0	1,710,127	0.8915%	15,246	1,270	12.0000	15,246	0	15,246	12.70			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	0.8915%	1,669	139	12.0000	1,669	0	1,669	1.39
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	0.8915%	4,453	371	12.0000	4,453	0	4,453	3.71							
							3.71	0.00	3.71	N/A											
												21,367	1,781	21,367	0	21,367	17.81				
3000	Media Inc	7/1/2021	6/30/2024	7,000	CAM	NNN	N/A	1,710,127	0	1,710,127	5.2006%	88,937	7,411	12.0000	88,937	0	88,937	12.71			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	5.2006%	9,733	811	12.0000	9,733	0	9,733	1.39
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	5.2006%	25,977	2,165	12.0000	25,977	0	25,977	3.71							
							3.71	0.00	3.71	N/A											
												124,647	10,387	124,647	0	124,647	17.81				
3100	Brown Bros	2/1/2022	1/31/2027	18,000	CAM	NNN	N/A	1,710,127	0	1,710,127	13.3730%	228,695	19,058	12.0000	228,695	0	228,695	12.71			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	13.3730%	25,029	2,086	12.0000	25,029	0	25,029	1.39
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	13.3730%	66,798	5,567	12.0000	66,798	0	66,798	3.71							
							3.71	0.00	3.71	N/A											
												320,522	26,710	320,522	0	320,522	17.81				

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3200	Schwartz Enterprises	3/1/2020	2/28/2025	1,200	CAM	NNN	N/A	1,710,127	0	1,710,127	0.8915%	15,246	1,270	12.0000	15,246	0	15,246	12.70			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	0.8915%	1,669	139	12.0000	1,669	0	1,669	1.39
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	0.8915%	4,453	371	12.0000	4,453	0	4,453	3.71							
							3.71	0.00	3.71	N/A											
												21,367	1,781		21,367	0	21,367	17.81			
4000	Dept. of HLS	10/1/2017	9/30/2027	25,000	CAM	NNN	N/A	1,710,127	0	1,710,127	18.5736%	317,632	26,469	12.0000	317,632	0	317,632	12.71			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	18.5736%	34,762	2,897	12.0000	34,762	0	34,762	1.39
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	18.5736%	92,775	7,731	12.0000	92,775	0	92,775	3.71							
							3.71	0.00	3.71	N/A											
												445,170	37,097		445,170	0	445,170	17.81			
4100	SpecLease 2	3/1/2023	2/28/2026	1,200	CAM	NNN	N/A	1,710,127	0	1,710,127	0.8915%	15,246	1,270	10.0000	12,705	3,811	8,893	9.53			
								12.71	0.00	12.71	N/A										
								Insuranc	NNN	N/A	187,160	0	187,160	0.8915%	1,669	139	10.0000	1,390	417	973	1.04
											1.39	0.00	1.39	N/A							
	Tax	NNN	N/A	499,500	0	499,500	0.8915%	4,453	371	10.0000	3,711	1,113	2,598	2.78							
							3.71	0.00	3.71	N/A											
												21,367	1,781		17,806	5,342	12,464	13.35			

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5000	Firm of Lawyers	2/1/2018	1/31/2025	27,200	CAM	NNN	N/A	1,710,127	0	1,710,127	20.2080%	345,582	28,799	12.0000	345,582	0	345,582	12.71
								12.71	0.00	12.71	N/A							
					Insuranc	NNN	N/A	187,160	0	187,160	20.2080%	37,821	3,152	12.0000	37,821	0	37,821	1.39
								1.39	0.00	1.39	N/A							
					Tax	NNN	N/A	499,500	0	499,500	20.2080%	100,939	8,412	12.0000	100,939	0	100,939	3.71
								3.71	0.00	3.71	N/A							
												484,343	40,362	484,343	0	484,343	17.81	

Reimb. Type	Total Reimb.	Free Reimb.	Net Reimb.
CAM	1,639,767	14,090	1,625,678
Insurance	176,717	1,576	175,141
Tax	467,856	4,206	463,650
MF	1,200	0	1,200
	2,285,540	19,871	2,265,669

Approved By: \_\_\_\_\_  
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