

The Pit Stop of Durham							
TICAM Summary		Actual	Actual	Actual	Projected	2008	Total Sq. Ft.
		2005	2006	2007	2008	Per Sq Ft	36,664
Taxes (Property)	(1)	32,066.64	32,527.35	34,117.79	35,786.00	0.98	
Insurance	(2)	2,075.00	4,285.25	4,410.39	4,539.18	0.12	
C.A.M.							
Maintenance	(3)	39,717.52	37,371.53	45,251.92	40,000.00	1.09	
Mgmt. Fee	(4)	24,322.75	19,329.12	19,919.35	15,000.00	0.41	
Refuse	(5)	19,088.62	19,143.64	24,188.34	24,913.99	0.68	
Utilities	(5)	11,227.46	6,060.26	13,179.54	13,574.93	0.37	
C.A.M. Totals		94,356.35	81,904.55	102,539.15	93,488.92	2.55	
Totals (Pre-Admin. Charge)		128,497.99	118,717.15	141,067.33	133,814.10	3.65	
Administrative Charge		19,274.70	17,807.57	21,160.10	20,072.11	0.55	
TICAM Pass-Thru Totals		147,772.69	136,524.72	162,227.43	153,886.21	4.20	
TICAM/Sq. Ft. with 15% surcharge		4.03	3.72	4.42	4.20		

Notes:

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| (1) | Last year increase in Property Taxes used for 2008 Projection = | 4.890% |
| (2) | Last year increase in Insurance used for 2008 Projection = | 2.920% |
| (3) | Operating Efficiencies projected in 2008 from 3 re-bid process | |
| (4) | Mgmt. Fee for 2008 per new management contract | |
| (5) | Inflator for 2008 projections for Maint., Refuse & Utilities = | 3.000% |