



RESIDENTIAL & COMMERCIAL SALES • REAL ESTATE DEVELOPMENT • PROPERTY MANAGEMENT

Orange Theory Fitness  
Attn: Christy Jeffrey  
11661 San Vicente Blvd, Suite 910,  
Los Angeles, CA 90049

Oakley Station Building 8, 3200 Vandercar Way, Cincinnati, OH 45209

Dear Christy,

We have completed the year end 2020 review of the CAM (Common Area Maintenance) account. The result this year is a credit that will be applied to your March rent.

Though there is a credit balance, the monthly contribution will remain the same. The bills for snowfall so far in this year have exceeded the total for 2020.

Orange Theory- CAM RECONCILIATION 2020

Annual Totals	Plaza	Tenant
Real Estate Taxes	\$ 63,953.07	\$ 16,806.87
Insurance	\$ 3,302.56	\$ 867.91
Water	\$ 920.33	\$ 241.86
Utilities	\$ 2,944.67	\$ 773.86
Mandatory Associations & Inspections	\$ 2,883.52	\$ 757.79
Emergency Repairs		\$ -
Snow	\$ 294.25	\$ 77.33
Trash	\$ 11,449.07	\$ 3,008.82
Lawn care	\$ 2,607.14	\$ 685.16
Management	\$ 20,760.89	\$ 5,455.96
Admin Fees	\$ 5,238.92	\$ 1,376.79
Maintenance	\$ 13,827.17	\$ 3,633.78
Capital (Projects spread over multiple years)	\$ -	\$ -
2020 CAM Expenses	\$ 128,181.59	\$ 33,686.12
Less Controllable CAP		\$ (3,949.95)
Less CAP on Management and Administration		\$ (4,171.60)
Tenant CAM Expenses		\$ 25,564.57
2020 CAM Contribution		\$ 25,992.72
2020 CAM Balance		\$ (428.15)

Please adjust your payment for March as follows:

CAM Difference for 2020	\$ (428.15)
2020 Deferred Rent	\$ 1,592.50
Current Base Rent	\$ 6,370.00
CAM Fee for 2021	\$ 2,166.06
CAM Adjustment for Jan, Feb & March	\$ 0.00
<b>Total March 2021 Payment</b>	<b>\$ 9,700.41</b>

April Payment

2020 Deferred Rent	\$ 1,592.50
Current Base Rent	\$ 6,370.00
CAM Fee for 2021	\$ 2,166.06
	<b>\$ 10,128.56</b>

Ongoing 2021 Rent Payments

Current Rent	\$ 6,370.00
CAM	\$ 2,166.06
<b>Total Ongoing Rent</b>	<b>\$ 8,536.06</b>

Percentage

26.28%

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