

2010 RETAIL CAM STUDY SELECTED PROPERTIES - SALT LAKE / WASATCH FRONT



Center	Square Feet	City	Type	CAM psf	Taxes psf	TOTAL CAM & TAXES
COMMUNITY/POWER CENTERS - Multiple Anchors, Large Scale, Power Retailers						
1 Center 1	214,212	AMERICAN FORK	COMMUNITY	\$2.98	\$1.52	\$4.50
2 Center 2	245,005	DRAPER	COMMUNITY	\$2.77	\$1.88	\$4.65
3 Center 3	359,200	LAYTON	COMMUNITY	\$1.68	\$1.82	\$3.50
4 Center 4	191,000	MURRAY	COMMUNITY	\$1.97	\$1.78	\$3.75
5 Center 5	150,000	OGDEN	COMMUNITY	\$3.50	\$2.25	\$5.75
6 Center 6	158,599	PROVO	COMMUNITY	\$2.49	\$1.25	\$3.74
7 Center 7	337,000	RIVERDALE	COMMUNITY	\$1.60	\$1.90	\$3.50
8 Center 8	162,527	SALT LAKE CITY	COMMUNITY	\$2.60	\$2.65	\$5.25
9 Center 9	278,425	SALT LAKE CITY	COMMUNITY	\$3.15	\$1.65	\$4.80
10 Center 10	238,279	SANDY	COMMUNITY	\$1.25	\$2.26	\$3.51
11 Center 11	443,358	SANDY	COMMUNITY	\$2.13	\$3.14	\$5.27
12 Center 12	737,763	SOUTH JORDAN	COMMUNITY	\$3.60	\$2.40	\$6.00
13 Center 13	333,173	WEST BOUNTIFUL	COMMUNITY	\$2.85	\$1.90	\$4.75
14 Center 14	100,000	WEST JORDAN	COMMUNITY	\$3.15	\$1.85	\$5.00
15 Center 15	250,000	WEST JORDAN	COMMUNITY	\$3.15	\$1.85	\$5.00
16 Center 16	1,500,000	WEST JORDAN	COMMUNITY	\$3.60	\$2.40	\$6.00
Total SF	5,698,541					
AVERAGE COMMUNITY CENTER				\$2.65	\$2.03	\$4.69



Center	Square Feet	City	Type	CAM psf	Taxes psf	TOTAL CAM & TAXES
NEIGHBORHOOD CENTERS - Grocery Anchor, Shop Space, Pads						
1 Center 1	78,639	COTTONWOOD HTS	NEIGHBORHOOD	\$2.89	\$1.31	\$4.20
2 Center 2	112,440	DRAPER	NEIGHBORHOOD	\$2.25	\$1.90	\$4.15
3 Center 3	157,159	DRAPER	NEIGHBORHOOD	\$1.87	\$1.78	\$3.65
4 Center 4	136,000	HIGHLAND	NEIGHBORHOOD	\$3.16	\$1.17	\$4.33
5 Center 5	164,532	PROVO	NEIGHBORHOOD	\$2.49	\$1.34	\$3.83
6 Center 6	175,000	PROVO	NEIGHBORHOOD	\$2.05	\$1.35	\$3.40
7 Center 7	140,500	ROY	NEIGHBORHOOD	\$2.35	\$1.50	\$3.85
8 Center 8	103,134	SALT LAKE CITY	NEIGHBORHOOD	\$1.78	\$1.23	\$3.01
9 Center 9	188,870	SALT LAKE CITY	NEIGHBORHOOD	\$2.77	\$1.33	\$4.10
10 Center 10	254,718	SALT LAKE CITY	NEIGHBORHOOD	\$1.44	\$2.84	\$4.28
11 Center 11	159,200	SANDY	NEIGHBORHOOD	\$2.20	\$3.20	\$5.40
12 Center 12	100,951	SARATOGA	NEIGHBORHOOD	\$1.52	\$1.44	\$2.96
13 Center 13	86,020	SOUTH JORDAN	NEIGHBORHOOD	\$2.17	\$1.75	\$3.92
14 Center 14	86,893	WEST JORDAN	NEIGHBORHOOD	\$1.31	\$1.47	\$2.78
Total SF	1,944,056					
AVERAGE NEIGHBORHOOD CENTER				\$2.16	\$1.69	\$3.85



Retail	Square Feet	City	Type	CAM psf	Taxes psf	TOTAL CAM & TAXES
SPECIALTY RETAIL - Generally Un-anchored, Small Shop Space, Unique Location & Design						
1 Retail 1	42,042	AMERICAN FORK	SPECIALTY	\$3.41	\$1.79	\$5.20
2 Retail 2	60,698	AMERICAN FORK	SPECIALTY	\$3.78	\$2.12	\$5.90
3 Retail 3	68,684	COTTONWOOD HTS	SPECIALTY	\$3.20	\$1.82	\$5.02
4 Retail 4	11,400	DRAPER	SPECIALTY	\$4.33	\$1.79	\$6.12
5 Retail 5	23,500	DRAPER	SPECIALTY	\$1.71	\$2.20	\$3.91
6 Retail 6	118,853	MURRAY	SPECIALTY	\$2.95	\$1.89	\$4.84
7 Retail 7	36,000	PROVO	SPECIALTY	\$2.31	\$1.40	\$3.71
8 Retail 8	227,000	PROVO	SPECIALTY	\$2.50	\$1.50	\$4.00
9 Retail 9	36,501	SALT LAKE CITY	SPECIALTY	\$2.41	\$2.32	\$4.73
10 Retail 10	121,729	SALT LAKE CITY	SPECIALTY	\$3.76	\$2.26	\$6.02
11 Retail 11	53,285	SANDY	SPECIALTY	\$3.16	\$1.44	\$4.60
12 Retail 12	58,996	SANDY	SPECIALTY	\$1.80	\$1.70	\$3.50
13 Retail 13	94,821	SANDY	SPECIALTY	\$5.49	\$3.05	\$8.54
14 Retail 14	17,000	SOUTH JORDAN	SPECIALTY	\$3.81	\$1.49	\$5.30
15 Retail 15	18,000	SOUTH JORDAN	SPECIALTY	\$2.99	\$1.78	\$4.77
16 Retail 16	114,237	SOUTH JORDAN	SPECIALTY	\$3.51	\$3.50	\$7.01
17 Retail 17	19,740	WEST VALLEY	SPECIALTY	\$3.45	\$2.12	\$5.57
Total SF	1,122,486					
AVERAGE SPECIALTY RETAIL				\$3.21	\$2.01	\$5.22

OVERALL TOTAL SF	8,765,083	OVERALL AVERAGE PSF	\$2.68	\$1.91	\$4.58
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Note - Study was conducted by CBC management professionals in direct interviews with Salt Lake area commercial property managers.