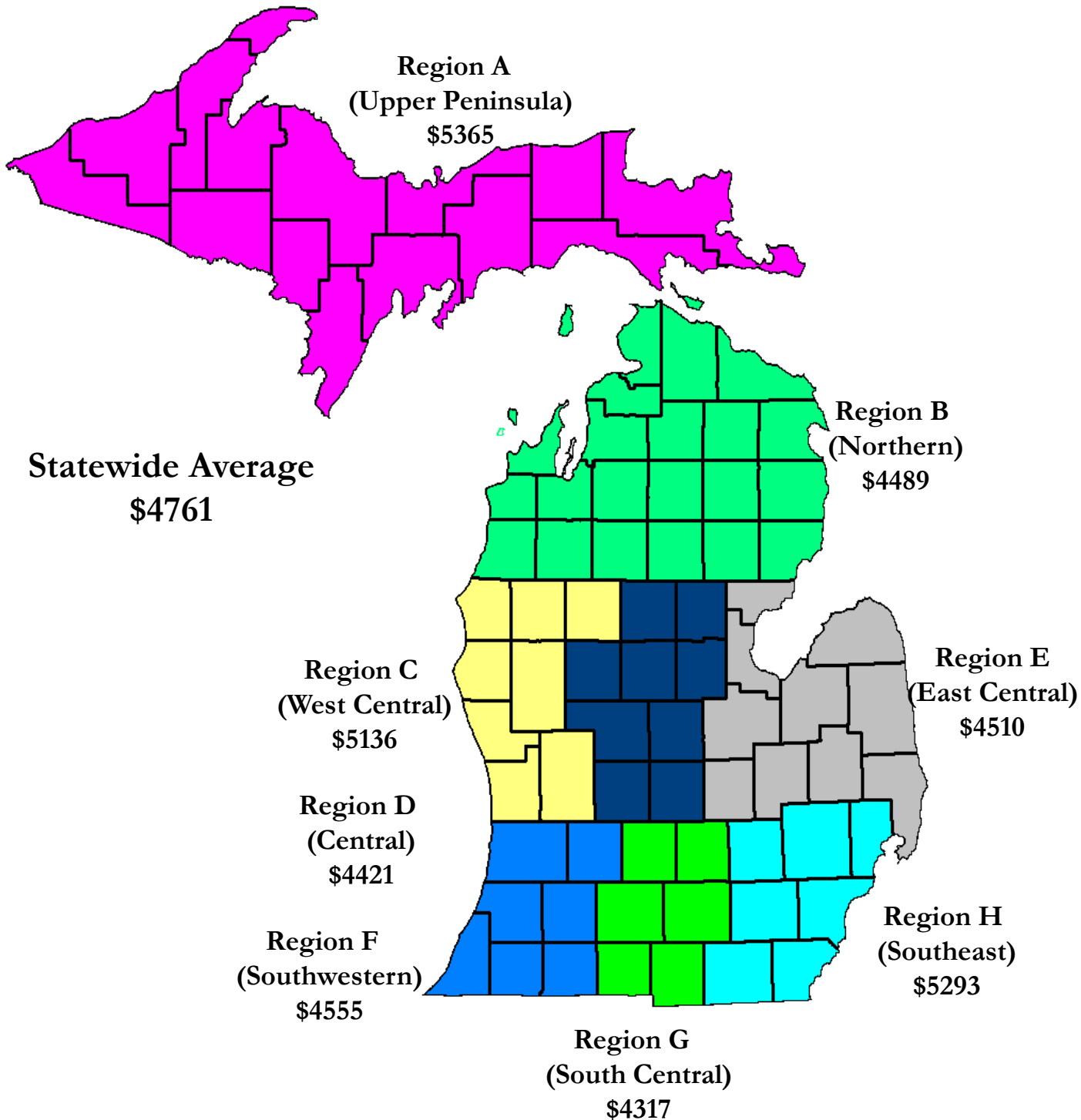


Development Per-Unit Annual Operating Expenses: Regional Averages 2020



"Operating Expense" defined as total expenditures (MIE Line 22) minus total debt service (MIE Line 17), LD Payments ("allowable distributions", Balance Sheet) and Real Estate tax escrow payments (MIE Line 16a)

Beginning with calendar year 2010 the MIE reporting method converted from Cash basis to Accrual Basis

Average of Operating Expense Per Unit by Region

Region	Total
A – Upper Peninsula	\$5,365
B – Northern	\$4,489
C – West Central	\$5,136
D - Central	\$4,421
E – East Central	\$4,510
F - Southwestern	\$4,555
G – South Central	\$4,317
H - Southeast	\$5,293
State Average	\$4,761

Number of Developments Per Region

Region	Total
A – Upper Peninsula	17
B – Northern	40
C – West Central	55
D - Central	17
E – East Central	45
F - Southwestern	48
G – South Central	46
H - Southeast	124
Grand Total	392

Unit Break Down Per Region

Region	Elderly	Elderly/ Family	Family	Total
A – Upper Peninsula	642	100	466	1208
B – Northern	802	367	1241	2410
C – West Central	2153	186	1991	4330
D - Central	220	571	489	1280
E – East Central	2034	936	1664	4634
F – Southwestern	517	809	2058	3384
G – South Central	1818	1515	1845	5178
H - Southeast	5609	3034	6167	14810
Grand Total	13795	7518	15921	37234

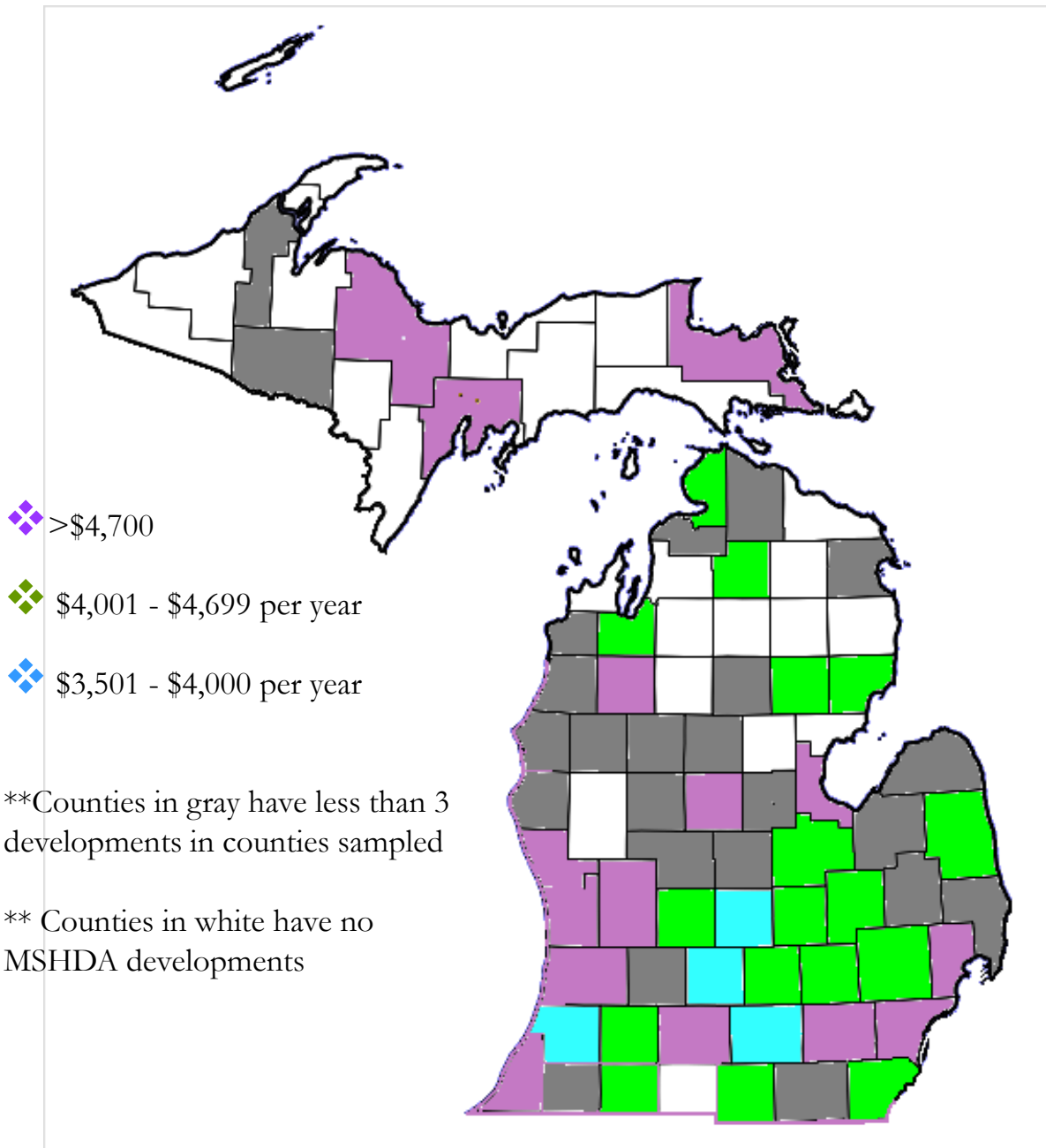
Average of Operating Expense Per Unit by Tenant Type

Tenant Type	Average Operating Cost
Elderly	\$4,875
Family	\$4,974
Family/Elderly	\$4,250

Average of Operating Expense Per Region by Tenant Type

Region	Elderly	Elderly/ Family	Family
A – Upper Peninsula	\$5,211	\$4,382	\$5,576
B – Northern	\$4,495	\$4,349	\$4,505
C – West Central	\$5,236	\$2,992	\$5,221
D - Central	\$4,143	\$3,847	\$5,030
E – East Central	\$4,616	\$4,343	\$4,440
F - Southwestern	\$3,455	\$4,119	\$4,855
G – South Central	\$4,417	\$3,931	\$4,350
H - Southeast	\$5,406	\$4,728	\$5,338

Average Per-Unit Operating Expenses by County 2020



Average Operating Expense per Unit by County

Allegan	\$5,010	Lapeer	\$2,868
Alpena	\$4,238	Lenawee	\$3,634
Barry	\$4,406	Livingston	\$4,027
Bay	\$5,051	Macomb	\$4,802
Benzie	\$6,240	Manistee	\$5,238
Berrien	\$5,076	Marquette	\$5,240
Calhoun	\$5,072	Mason	\$6,046
Cass	\$3,862	Mecosta	\$3,887
Charlevoix	\$4,171	Midland	\$4,685
Cheboygan	\$5,803	Monroe	\$4,390
Chippewa	\$5,599	Montcalm	\$4,539
Clare	\$3,826	Muskegon	\$5,954
Clinton	\$3,538	Oakland	\$4,438
Delta	\$4,964	Oceana	\$5,521
Eaton	\$3,549	Ogemaw	\$4,007
Emmet	\$4,583	Osceola	\$4,505
Genesee	\$4,595	Otsego	\$4,031
Grand Traverse	\$4,262	Ottawa	\$4,796
Gratiot	\$4,867	Roscommon	\$4,124
Hillsdale	\$3,774	Saginaw	\$4,557
Houghton	\$4,967	Sanilac	\$4,656
Huron	\$3,951	Shiawassee	\$4,512
Ingham	\$4,450	St. Clair	\$3,521
Ionia	\$4,188	St. Joseph	\$4,377
Iosco	\$4,490	Tuscola	\$3,748
Iron	\$6,208	Van Buren	\$3,843
Isabella	\$6,093	Washtenaw	\$5,531
Jackson	\$3,793	Wayne	\$5,603
Kalamazoo	\$4,105	Wexford	\$5,135
Kent	\$5,015		
Lake	\$6,648		

** Counties shaded in yellow have less than 3 developments in that county

of Developments by County

Allegan	15	Lapeer	1
Alpena	2	Lapeer	1
Barry	2	Lenawee	2
Bay	3	Livingston	3
Benzie	2	Macomb	5
Berrien	7	Manistee	2
Calhoun	6	Marquette	5
Cass	2	Mason	1
Charlevoix	2	Mecosta	2
Cheboygan	1	Midland	1
Chippewa	5	Monroe	3
Clare	2	Montcalm	1
Clinton	3	Muskegon	7
Delta	3	Oakland	23
Eaton	6	Oceana	2
Emmet	6	Ogemaw	3
Genesee	19	Osceola	2
Grand Traverse	10	Otsego	5
Gratiot	1	Ottawa	15
Hillsdale	3	Roscommon	1
Houghton	2	Saginaw	11
Huron	1	Sanilac	3
Ingham	20	Shiawassee	4
Ionia	4	St. Clair	2
Iosco	3	St. Joseph	3
Iron	2	Tuscola	1
Isabella	3	Van Buren	4
Jackson	6	Washtenaw	11
Kalamazoo	15	Wayne	82
Kent	27		
Lake	1		

Unit Breakdown by County

County	Elderly	Elderly/ Family	Family	Total
Allegan	119	49	385	553
Alpena	48	112		160
Barry	38		48	86
Bay	139		300	439
Benzie			92	92
Berrien		270	451	721
Calhoun	175		607	782
Cass			169	169
Charlevoix			48	48
Cheboygan			48	48
Chippewa	137	100	52	289
Clare		48	40	88
Clinton	112	136		248
Delta	135		105	240
Eaton	97	256	48	401
Emmet	70		343	413
Genesee	984	641	646	2271
Grand Traverse	247	70	366	683
Gratiot			49	49
Hillsdale		198	96	294
Houghton	28		24	52
Huron	28			28
Ingham	951	278	800	2029
Ionia	61		97	158
Iosco		75	72	147
Iron			47	47
Isabella		319	160	479
Jackson	211	290	294	795
Kalamazoo	311	368	670	1349
Kent	1188		1092	2280
Lake			24	24

County	Elderly	Elderly/ Family	Family	Total
Lapeer		175		175
Lenawee	163	201		364
Livingston	112		240	352
Macomb	384	493		877
Manistee	49		48	97
Marquette	342		238	580
Mason	149			149
Mecosta	47	68		115
Midland			104	104
Monroe	77		232	309
Montcalm			39	39
Muskegon	208		315	523
Oakland	2610	571	394	3575
Oceana			56	56
Ogemaw	87		48	135
Osceola			63	63
Otsego	130		96	226
Ottawa	608	186	441	1235
Roscommon	40			40
Saginaw	469		530	999
Sanilac	99		32	131
Shiawassee	88	120	108	316
St. Clair	227			227
St. Joseph		122	166	288
Tuscola			48	48
Van Buren	49		169	218
Washtenaw		351	337	688
Wayne	2647	1911	4964	9522
Wexford	131	110	80	321