

All Urban Consumers – (CPI-U)

Source: U.S. Bureau of Labor Statistics
ftp://ftp.bls.gov/pub/special.requests/cpi/cpia1.txt

\$ 1,000	Rent Base	CPI AVERAGES
12	Months / Year	Avg Since 191 3.35 %
2.38%	Average CPI Per Year	Avg Since 19% 2.47 %

Annual Year	Percent Change						
	CPI AVG	CPI Based	3%	5%	3%	5%	Annual Rent
		Monthly Rent	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent
2001	2.8%	\$ 1,000	\$ 12,000	\$ 1,000	\$ 12,000	\$ 1,000	\$ 12,000
2002	1.6%	\$ 1,016	\$ 12,192	\$ 1,030	\$ 12,360	\$ 1,050	\$ 12,600
2003	2.3%	\$ 1,039	\$ 12,472	\$ 1,061	\$ 12,731	\$ 1,103	\$ 13,230
2004	2.7%	\$ 1,067	\$ 12,809	\$ 1,093	\$ 13,113	\$ 1,158	\$ 13,892
2005	3.4%	\$ 1,104	\$ 13,245	\$ 1,126	\$ 13,506	\$ 1,216	\$ 14,586
2006	3.2%	\$ 1,139	\$ 13,669	\$ 1,159	\$ 13,911	\$ 1,276	\$ 15,315
2007	2.8%	\$ 1,171	\$ 14,051	\$ 1,194	\$ 14,329	\$ 1,340	\$ 16,081
2008	3.8%	\$ 1,215	\$ 14,585	\$ 1,230	\$ 14,758	\$ 1,407	\$ 16,885
2009	-0.4%	\$ 1,211	\$ 14,527	\$ 1,267	\$ 15,201	\$ 1,477	\$ 17,729
2010	1.6%	\$ 1,230	\$ 14,759	\$ 1,305	\$ 15,657	\$ 1,551	\$ 18,616
2011							
Total			\$ 134,309		\$ 137,567		\$ 150,935

Amount PAID OVER CPI INCREASE \$ 3,257 \$ 16,625
% Difference over 10 Year Lease ABOVE CPI 2.43% 12.38%

		CPI Based	3%	5%
Base Rent	Year 1	\$ 1,000	\$ 1,000	\$ 1,000
	Year 10	\$ 1,230	\$ 1,305	\$ 1,551
Percent Increase of Rent		22.99%	30.48%	55.13%

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\$ 5,000	Rent Base	CPI AVERAGES
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Annual Year	Percent Change						
	CPI AVG	CPI Based	3%	5%	3%	5%	Annual Rent
		Monthly Rent	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent
2001	2.8%	\$ 5,000	\$ 60,000	\$ 5,000	\$ 60,000	\$ 5,000	\$ 60,000
2002	1.6%	\$ 5,080	\$ 60,960	\$ 5,150	\$ 61,800	\$ 5,250	\$ 63,000
2003	2.3%	\$ 5,197	\$ 62,362	\$ 5,305	\$ 63,654	\$ 5,513	\$ 66,150
2004	2.7%	\$ 5,337	\$ 64,046	\$ 5,464	\$ 65,564	\$ 5,788	\$ 69,458
2005	3.4%	\$ 5,519	\$ 66,223	\$ 5,628	\$ 67,531	\$ 6,078	\$ 72,930
2006	3.2%	\$ 5,695	\$ 68,343	\$ 5,796	\$ 69,556	\$ 6,381	\$ 76,577
2007	2.8%	\$ 5,855	\$ 70,256	\$ 5,970	\$ 71,643	\$ 6,700	\$ 80,406
2008	3.8%	\$ 6,077	\$ 72,926	\$ 6,149	\$ 73,792	\$ 7,036	\$ 84,426
2009	-0.4%	\$ 6,053	\$ 72,634	\$ 6,334	\$ 76,006	\$ 7,387	\$ 88,647
2010	1.6%	\$ 6,150	\$ 73,796	\$ 6,524	\$ 78,286	\$ 7,757	\$ 93,080
2011							
Total			\$ 671,546		\$ 687,833		\$ 754,674

Amount PAID OVER CPI INCREASE \$ 16,286 \$ 83,127
% Difference over 10 Year Lease ABOVE CPI 2.43% 12.38%

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		Monthly Rent	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent
2001	2.8%	\$ 10,000	\$ 120,000	\$ 10,000	\$ 120,000	\$ 10,000	\$ 120,000
2002	1.6%	\$ 10,160	\$ 121,920	\$ 10,300	\$ 123,600	\$ 10,500	\$ 126,000
2003	2.3%	\$ 10,394	\$ 124,724	\$ 10,609	\$ 127,308	\$ 11,025	\$ 132,300
2004	2.7%	\$ 10,674	\$ 128,092	\$ 10,927	\$ 131,127	\$ 11,576	\$ 138,915
2005	3.4%	\$ 11,037	\$ 132,447	\$ 11,255	\$ 135,061	\$ 12,155	\$ 145,861
2006	3.2%	\$ 11,390	\$ 136,685	\$ 11,593	\$ 139,113	\$ 12,763	\$ 153,154
2007	2.8%	\$ 11,709	\$ 140,512	\$ 11,941	\$ 143,286	\$ 13,401	\$ 160,811
2008	3.8%	\$ 12,154	\$ 145,852	\$ 12,299	\$ 147,585	\$ 14,071	\$ 168,852
2009	-0.4%	\$ 12,106	\$ 145,268	\$ 12,668	\$ 152,012	\$ 14,775	\$ 177,295
2010	1.6%	\$ 12,299	\$ 147,593	\$ 13,048	\$ 156,573	\$ 15,513	\$ 186,159
2011							
Total			#####		\$ 1,375,666		#####

Amount PAID OVER CPI INCREASE \$ 32,573 \$ 166,254
% Difference over 10 Year Lease ABOVE CPI 2.43% 12.38%

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Base Rent	Year 1	\$ 10,000	\$ 10,000	\$ 10,000
	Year 10	\$ 12,299	\$ 13,048	\$ 15,513
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