

# All Urban Consumers - (CPI-U)

Source: U.S. Bureau of Labor Statistics

ftp://ftp.bls.gov/pub/special.requests/cpi/cpiait.txt

**\$ 10,000** Rent Base  
**12** Months / Year  
**2.38%** Average CPI Per Year

CPI AVERAGES  
 Avg Since 1914 3.35 %  
 Avg Since 1996 2.47 %

## Annual Percent Change

Year	CPI AVG	CPI Based Monthly Rent	Annual Rent	3% Monthly Rent	Annual Rent	5% 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							
<b>Total</b>			\$ 1,343,093		\$ 1,375,666		\$ 1,509,347
					\$ 32,573		\$ 166,254

2.43%

12.38%

## Amount PAID OVER CPI INCREASE % Difference over 10 Year Lease ABOVE CPI

	CPI Based	3% Monthly Rent	5% Monthly Rent
Base Rent	\$ 10,000	\$ 10,000	\$ 10,000
Year 1	\$ 10,000	\$ 10,000	\$ 10,000
Year 10	\$ 12,299	\$ 13,048	\$ 15,513
<b>Percent Increase of Rent</b>	<b>22.99%</b>	<b>30.48%</b>	<b>55.13%</b>