

Asset Performance Benchmark Report

Client Name: Acme Real Estate Group
Asset Name: Riverside Commercial Tower
Report Period: Jan 2023 - Dec 2023

Location: Downtown, Cityville
Prepared By: Benchmark Analytics
Date: 05 Feb 2024

1. Executive Summary

The Riverside Commercial Tower has demonstrated stable performance throughout the review period, maintaining higher occupancy and rental rates compared to market averages. The asset’s operational costs were contained below market benchmarks.

2. Key Metrics Benchmarked

Metric	Riverside Tower	Market Average	Benchmark Variance
Occupancy Rate	97.2%	94.0%	+3.2%
Net Operating Income (NOI) Margin	61.5%	58.0%	+3.5%
Rental Income per Sq Ft	\$28.50	\$27.00	+\$1.50
Operating Expense Ratio	32.0%	35.1%	-3.1%
Tenant Retention	82%	74%	+8%

3. Comparative Analysis

Occupancy and Rental Performance

The Riverside Commercial Tower’s occupancy remained consistently above the market, benefiting from recent tenant improvement initiatives. Rental income was 5.5% higher per square foot than comparable assets.

Expenses and NOI

Cost control measures have resulted in a lower operating expense ratio, increasing the asset’s net operating income margin above peer average.

Retention Rate

High tenant retention demonstrates the effectiveness of asset management, minimizing turnover and re-leasing costs.

4. Opportunities & Recommendations

- Leverage strong occupancy position to negotiate higher rental renewals.
- Continue investing in preventative maintenance to sustain lower operational expenses.
- Monitor market trends for potential value-add opportunities.
- Explore expanding amenities to further increase tenant retention.

Important Notes

- Benchmark data is based on the latest available market reports and may differ by region or asset class.
- Metrics should be interpreted within the context of asset strategy, lifecycle, and market conditions.
- This report serves as an informational tool and should be supplemented with on-site asset assessments.
- Variances from benchmarks do not necessarily indicate poor performance and may reflect strategic choices.