



FY 2018

State of the Portfolio Snapshot



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Key Concepts in the State of the Portfolio snapshot

This report covers fiscal year (FY) 2018, October 1, 2017–September 30, 2018. Performance during FY 2018 is compared to previous fiscal years.

Occupancy Agreements (OAs) are the mechanisms the General Services Administration (GSA) uses to assign blocks of space to customer agencies. An assignable asset may have multiple associated OAs, or more rarely, multiple assignable assets may be covered by one OA.

The PBS Repair and Alteration (R&A) program consists of below- and above-prospectus alteration funding. For FY 2018 the prospectus threshold is \$3.095 million.

PBS uses the following inventory segments for assets, depending on their holding period:

- Core Assets (>15 year need)
- Transition Assets (6-15 year need)
- Disposal Assets (<5 year need)

State of the Portfolio Snapshot Financial Information resources

The Direct Revenue and Total Funded Expense calculations in this document represent the performance of active, assignable assets as of September 30, 2018. These findings differ from the figures contained in the Agency Financial Report and GSA's Performance Goals because those reports reflect all financial transactions during FY 2018, while this report only includes transactions associated with assets that remain active and assignable at the end of the fiscal year.

The Direct Revenue figures represent revenue posted to the Federal Buildings Fund only from rental of space. Direct Revenue figures in the Agency Financial Report and in GSA's Performance Goals include additional revenue GSA receives from Reimbursable Work Authorizations, which enable tenant agencies to make modifications to GSA provided space.

State of the Portfolio Snapshot Primary Data Sources

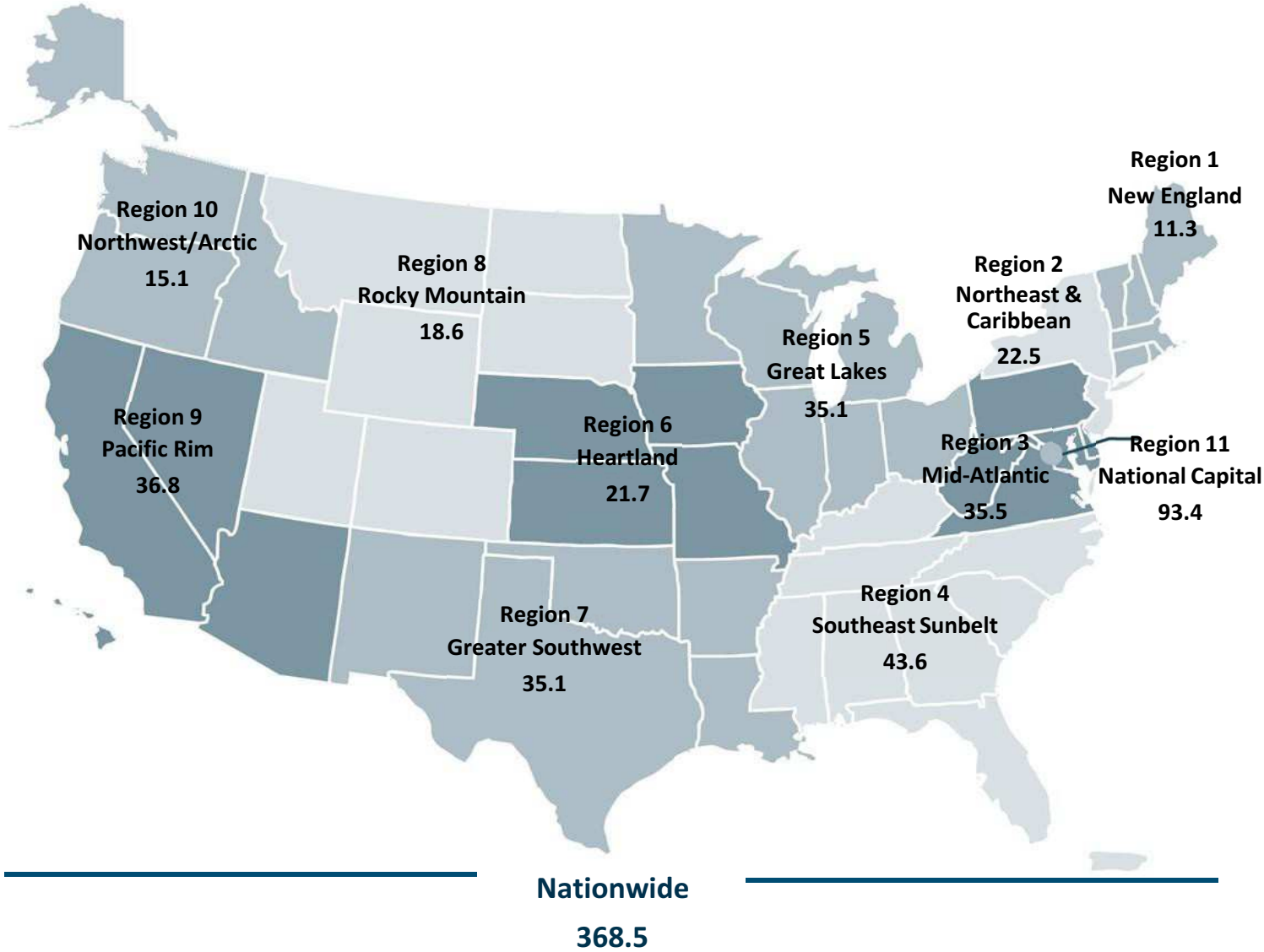
The number of buildings, Rentable Square Feet (RSF), number of OAs, and number of expiring leases are from GSA's REXUS (Real Estate Across the United States) system as of September 30, 2018.

Unless otherwise noted, figures in this report represent Active assets with GSA Real Estate Responsibility (Responsibility Code 1). These figures exclude Excess and Decommissioned assets. Portfolio leases are included as part of the Owned inventory. A portfolio lease is a long term or "master" leases, usually negotiated to house several agencies whose individual term requirements differ from the terms of the underlying GSA lease with the lessor, and from each other. These may also be leases housing single agencies, but which entail for GSA responsibilities (burdens and benefits) which mimic an ownership position, or equity rights, even though no equity interest or ownership liability exists. In both these cases, GSA is assuming risks or capital expenditures outside of the conventions of single transactions or occupancies.

Vacancy rates are from the September 30, 2018 Vacant Space Report.

Direct revenue and Total Funded Expenses are from Business Intelligence (BI) Financial as of September 30, 2018.

Rentable Square Footage by Region (in millions)



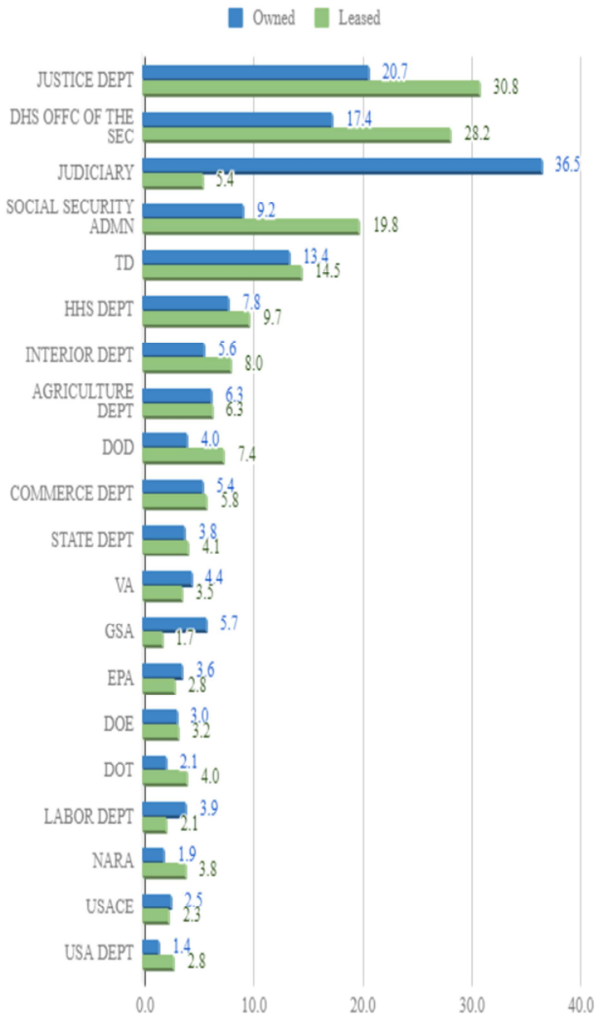
Portfolio Size: # of Assets and RSF (in millions)

Region	1	2	3	4	5	6	7	8	9	10	11	Nationwide
# of Assets (owned)	109	71	90	145	135	47	423	142	167	101	216	1,646
# of Assets (leased)	312	453	685	1,312	857	339	951	475	901	400	415	7,100
RSF in millions (owned)	6.7	13.0	15.6	20.2	20.3	9.2	16.8	9.9	19.0	8.0	45.2	183.8
RSF in millions (leased)	4.6	9.5	19.9	23.4	14.8	12.5	18.3	8.7	17.8	7.1	48.2	184.7

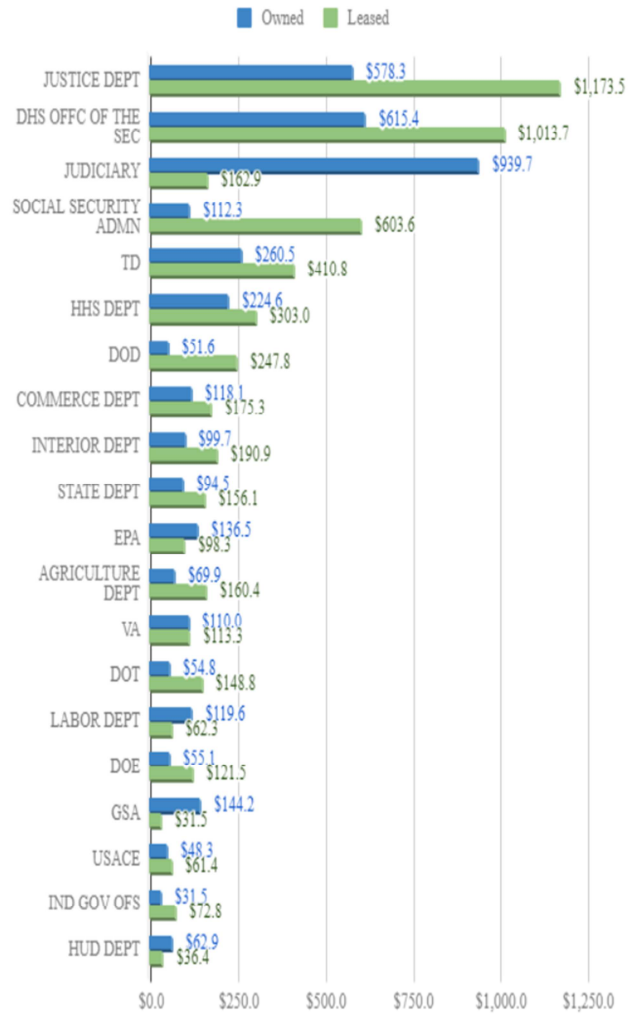
Data Source: REXUS as of 09/30/2018

Customers

Top Customers by RSF (in millions)



Top Customers by Rent (\$ in millions)



Data Source: OA Billing as of 09/30/2018

Markets

Top 20 Markets by RSF (in millions)

Top 20 Markets Ranked by RSF								
Metropolitan Statistical Areas (MSA)	RSF (in millions)		# of Assets		Direct Revenue (\$ in millions)		Total Funded Expense (\$ in millions)	
	Owned	Leased	Owned	Leased	Owned	Leased	Owned	Leased
Washington-Arlington-Alexandria, DC-VA-MD-WV	46.0	50.	223	466	\$1,382.2	\$1,957.4	\$492.9	\$1,956.0
New York-Newark-Jersey City, NY-NJ-PA	9.5	6.0	20	214	\$355.6	\$297.5	\$151.6	\$303.4
Kansas City, MO-KS	2.6	8.7	7	76	\$34.7	\$195.5	\$27.0	\$195.2
Los Angeles-Long Beach-Anaheim, CA	6.0	3.3	16	144	\$159.2	\$116.9	\$63.5	\$116.6
Atlanta-Sandy Springs-Roswell, GA	5.0	4.2	13	95	\$75.2	\$95.9	\$38.1	\$95.6
Chicago-Naperville-Elgin, IL-IN-WI	5.8	3.3	24	119	\$127.8	\$122.7	\$57.7	\$122.4
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	3.6	5.3	11	105	\$57.2	\$124.0	\$33.2	\$123.4
Denver-Aurora, CO	5.5	2.9	46	56	\$90.0	\$77.8	\$49.9	\$78.4
Baltimore-Columbia-Towson, MD	5.0	3.2	18	68	\$54.9	\$85.2	\$30.2	\$84.7
Dallas-Fort Worth-Arlington, TX	3.6	3.8	28	99	\$46.9	\$108.2	\$22.5	\$109.5
Seattle-Tacoma-Bellevue, WA	3.2	2.8	27	69	\$68.6	\$83.8	\$24.7	\$82.6
San Francisco-Oakland-Fremont, CA	4.6	1.4	9	53	\$147.8	\$76.1	\$45.8	\$75.6
St. Louis, MO-IL	4.2	1.2	29	46	\$57.3	\$30.7	\$34.0	\$30.0
Boston-Cambridge-Newton, MA-NH	3.9	1.2	10	64	\$110.8	\$51.2	\$37.8	\$50.3
Miami-Fort Lauderdale-West Palm Beach, FL	2.1	2.8	10	123	\$55.1	\$111.3	\$20.1	\$110.0
Detroit-Warren-Dearborn, MI	2.2	1.7	14	64	\$36.8	\$44.9	\$26.7	\$45.3
San Diego-Carlsbad, CA	1.8	1.8	24	73	\$90.8	\$69.9	\$32.4	\$70.7
Cincinnati, OH-KY-IN	1.7	1.5	6	35	\$17.2	\$35.4	\$10.4	\$34.7
Indianapolis-Carmel, IN	2.3	0.8	3	30	\$32.9	\$22.5	\$17.9	\$22.3
Houston-Sugar Land-Baytown, TX	1.6	1.5	8	69	\$34.0	\$45.2	\$12.4	\$45.8
Top 20 Total	120.3	107.5	546.0	2,068.0	3,035.1	3,752.2	1,228.8	3,752.4

Data Source: REXUS & BI Financial as of 09/30/2018

Assets

Number of Assignable Assets



Rentable Square Footage (in millions)



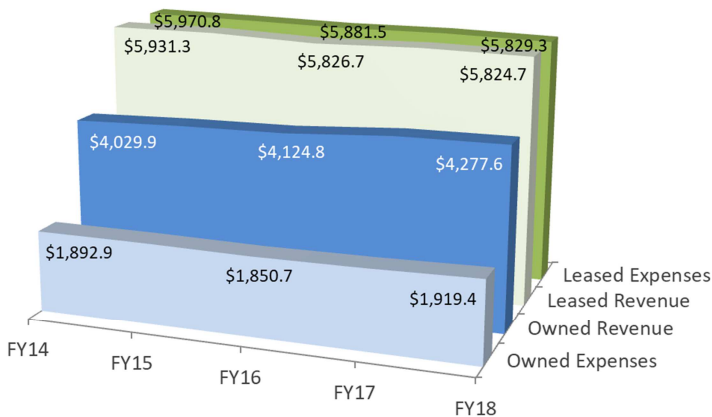
Data Source: REXUS as of 09/30/2018

NOTE: Between 2017 and 2018, PBS reduced its rentable square footage by 2.5 million RSF, despite increasing its number of assets. This trend is a result of PBS's efforts to provide space for its customers while also helping them operate under reduced utilization rates. While PBS works to implement the Office of Management and Budget's "Reduce the Footprint" initiatives, competing initiatives such as increasing tenant occupancy to accommodate surge work—e.g., for the 2020 Census—can create a temporary increase in number of assets and RSF. This space is usually vacated and not permanently added to the inventory following completion of the initiative. PBS also sometimes increases its number of assets or RSF due to an interagency transfer for return of delegated Federal property. Several agencies previously given lease delegation authority are giving up their lease authority and accompanying properties to PBS. This type of increase is a permanent space increase for PBS.

Portfolio leases (defined on page 3) are included in the owned figures. GSA has only 4 assets that are portfolio leases but they are large assets that total 2.8 million RSF.

Financial Performance: Direct Revenue & Total Funded Expenses (\$ in millions)

Owned and Leased Direct Revenue and Total Funded Expenses (\$ in millions)



Data Source: REXUS & BI Financial as of 09/30/2018

NOTE: These Direct Revenue and Total Funded Expense calculations represent the performance of the active, assignable assets as of September 30, 2018. These findings differ from the figures contained in the Agency Financial Report and GSA's Performance Goals because those reports reflect all financial transactions during FY 2018 while this report only includes transactions associated with assets that remain active and assignable at the end of the fiscal year. The Direct Revenue figures above represent revenue posted to the Federal Buildings Fund only from rental of space. Direct Revenue figures in the Agency Financial Report and in GSA's Performance Goals include additional revenue GSA receives from Reimbursable Work Authorizations.

Total Direct Revenue and Expenses (\$ in millions)					
	FY2014	FY2015	FY2016	FY2017	FY2018
Direct Revenue	\$9,961.2	\$10,023.9	\$9,951.5	\$10,133.2	\$10,102.3
Funded Expenses	\$7,863.7	\$7,820.6	\$7,732.3	\$7,759.1	\$7,748.7

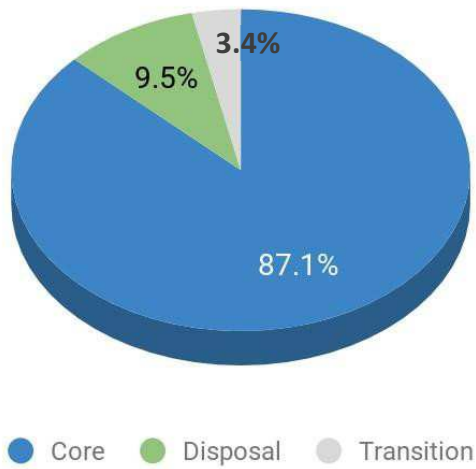
Vacancy (% of Usable Square Footage (USF))

Vacancy Rates (% of USF)					
	FY2014*	FY2015*	FY2016	FY2017	FY2018
Owned	10.6%	10.8%	6.2%	5.4%	7.1%
Leased	1.4%	1.5%	1.1%	0.9%	1.2%
Total	5.5%	5.7%	3.4%	2.9%	3.8%

Data Source: Vacant Space Report 09/2018

* NOTE: FY14 and FY15 results are higher as the data includes all active and excess assets regardless of real estate responsibility.

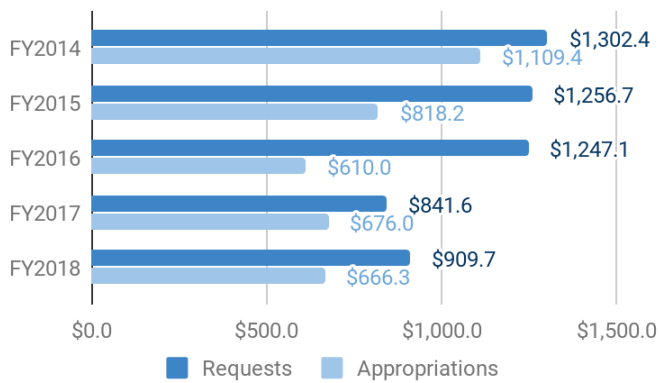
Inventory Segmentation (% of assets)



Data Source: Asset Business Plan report 4th Quarter 2018

NOTE: Inventory Segmentation data includes asset with "Active" and "Excess" status.

R&A Requests vs. Appropriated Spending Limits (\$ in millions)



Data Source: President's Budget and Enacted Appropriation

Total Repairs and Alterations Funding (\$ in millions)

R&A Funding (\$ in millions)			
	Basic	Line Item (BA55)	R&A Totals
FY2014	\$378.5	\$730.9	\$1,109.4
FY2015	\$390.3	\$427.9	\$818.2
FY2016	\$300.0	\$310.0	\$610.0
FY2017	\$312.1	\$363.9	\$676.0
FY2018	\$312.1	\$354.2	\$666.3

New Construction

New Construction Results FY 2018			
	City, State	Total GSF	Substantial Completion Date
Region 4 - Charleston DOS Building F (operated by State, funded through RWA funds)	Charleston, SC	125,000* N/A	12/15/2017
Region 4 - Mobile Courthouse	Mobile, AL	158,283	6/5/2018
Region 1 - Robert T. Stafford Courthouse (Acquisition ONLY, modernization TBD)	Rutland, VT	72,782	10/2/2018

Data Source: Substantially Completed Projects in FY 2018 PBS On Schedule On Budget On Green Measures Report 09/30/2018

*Note: The total GSF associated with the Charleston, SC project did not increase the square footage in GSA's inventory. The Charleston, SC building is a Department of State owned and operated building that GSA provided construction management and contracting services for via RWA.

Awarded Disposal Results

Disposal Results					
	FY2014	FY2015	FY2016	FY2017	FY2018
Number of Disposals	7	12	7	26	34
Disposed GSF (in millions)	0.6	0.7	1.6	1.3	3.3
Liability Avoided (\$ in millions)	\$24.2	\$9.6	\$11.2	\$41.3	\$37.4
Disposal Proceeds (Displayed based on Fiscal Year Proceeds were Received)					
Proceeds (\$ in millions)	\$6.6	\$17.0	\$17.3	\$42.4	\$92.1

Data Source: Results: REDiForce 09/30/2018, Proceeds: Property Disposal Income Statement as of 09/30/2018

NOTE: Disposition award year may or may not correspond to the fiscal year in which proceeds were received. Liability avoided calculated using historic and current data from the Building Assessment Tool (BAT). FY14-FY15 square footage is calculated as RSF and not Gross Square Feet. Disposal data does not include easements or reversions (property returned to Federal ownership due to non-compliance with terms and conditions of a prior property conveyance).

Outlease Revenue by Activity (\$ in millions)

Outlease Revenue by Authority (\$ in millions)					
Outlease Authorities	FY2014	FY2015	FY2016	FY2017	FY2018
Outleased Govt Owned Space	\$0.3	\$0.6	\$0.6	\$0.7	\$0.6
Outlease Govt Leased Space	\$1.3	\$0.9	\$1.5	\$4.6	\$5.1
Revocable Outlease Licenses	\$0.9	\$1.3	\$1.0	\$1.0	\$2.8
Outlease - Section 412	\$0.4	\$0.4	\$0.4	\$0.3	\$0.6
Cooperative Use Act	\$3.7	\$4.3	\$5.1	\$3.9	\$4.0
Antenna Outleases	\$1.7	\$3.0	\$2.5	\$2.5	\$2.3
Historic Building Outlease (BA64)	\$6.3	\$7.9	\$9.4	\$9.6	\$12.1
Total	\$14.6	\$18.4	\$20.5	\$22.6	\$27.5

Data Source: Budget and Income Report 09/2018

NOTE: The Public Buildings Act of 1949 granted GSA authority to outlease vacant/underutilized space in Government-owned buildings. There are several outlease authorities that allow GSA to outlease space. Revenue generated through outleasing is deposited into the Federal Building Fund.

Historic Outlease Revenue (\$ in millions)



Data Source: Historic Revenue Report 09/2018

NOTE: Section 111 of the National Historic Preservation Act provides Federal agencies broad authority to use historic properties. Section 111 allows Federal agencies to outlease any underutilized historic property in the agency's real property inventory, including portions of historic properties. Outlease revenue generated by Section 111 outleases is deposited in the historic property outlease account (BA64) in the Federal Buildings Fund and may be used by GSA to defray the costs of administration, repair, and related operating expenses incurred by GSA for the outleased property or any other GSA-controlled property listed in the National Register of Historic Places.

Appendix Tables

Table 1: Portfolio Composition by Region

Portfolio Composition by Region												
Region	RSF (in millions)		# of Assets		Direct Revenue (\$ in millions)		Total Funded Expense (\$ in millions)		# of Occupancy Agreements (OAs)		Vacant Space	
	Owned	Leased	Owned	Leased	Owned	Leased	Owned	Leased	Owned	Leased	Owned	Leased
1	6.7	4.6	109	312	\$175.9	\$149.2	\$78.6	\$149.5	673	442	6.21%	0.50%
2	13.0	9.5	71	453	\$444.1	\$407.5	\$218.9	\$415.6	821	660	6.62%	1.14%
3	15.6	19.9	90	685	\$266.6	\$463.3	\$130.1	\$462.7	803	1,044	5.81%	0.13%
4	20.2	23.4	145	1,312	\$349.3	\$636.6	\$171.8	\$632.8	1,765	1,773	9.26%	0.62%
5	20.3	14.8	135	857	\$336.4	\$426.7	\$203.6	\$426.2	1,349	1,214	9.10%	0.74%
6	9.2	12.5	47	339	\$143.1	\$288.1	\$88.0	\$287.3	576	511	6.70%	0.15%
7	16.8	18.3	423	951	\$300.2	\$477.1	\$146.0	\$485.0	1,613	1,264	6.23%	0.12%
8	9.9	8.7	142	475	\$165.4	\$231.3	\$101.0	\$231.8	853	676	15.32%	0.60%
9	19.0	17.8	167	901	\$575.6	\$627.8	\$223.3	\$622.8	1,108	1,282	8.31%	0.88%
10	8.0	7.1	101	400	\$182.7	\$209.6	\$75.1	\$209.4	619	633	14.65%	0.57%
11	45.2	48.2	216	415	\$1,338.4	\$1,907.5	\$483.0	\$1,906.1	501	654	2.28%	3.22%
Nationwide	183.8	184.7	1,646	7,100	\$4,277.6	\$5,824.7	\$1,919.4	\$5,829.3	10,681	10,153	7.08%	1.21%

Data Source: REXUS and BI Financial as of 09/30/2018, Vacant Space Report 09/2018 (% of USF) - Performance Measures Results

NOTE: Total Funded Expenses includes all expenses except those considered unfunded line items such as depreciation.

Table 2: Lease Expirations by Region and Fiscal Year

Lease Expirations by Region and Fiscal Year															
Region	FY19			FY20			FY21			FY22+			Total Expiring FY19+		
	# of Leases	Annual Rent (\$ in millions)	RSF (leases) (in millions)	# of Leases	Annual Rent (\$ in millions)	RSF (leases) (in millions)	# of Leases	Annual Rent (\$ in millions)	RSF (leases) (in millions)	# of Leases	Annual Rent (\$ in millions)	RSF (leases) (in millions)	# of Leases	Annual Rent (\$ in millions)	RSF (leases) (in millions)
1	73	\$20.5	0.8	64	\$17.1	0.8	67	\$34.0	1.2	224	\$126.9	3.2	428	\$198.5	5.9
2	136	\$111.0	3.3	91	\$84.2	2.2	116	\$74.5	2.0	299	\$398.5	7.6	642	\$668.3	15.0
3	203	\$120.7	5.5	149	\$135.2	5.8	103	\$64.0	4.4	581	\$456.8	17.0	1,036	\$776.9	32.8
4	282	\$127.8	5.0	178	\$62.6	2.9	208	\$69.6	2.7	1,184	\$4,003.1	156.4	1,852	\$4,263.0	167.0
5	282	\$103.3	4.1	197	\$98.3	3.9	183	\$186.6	6.5	533	\$279.7	10.0	1,195	\$667.9	24.5
6	64	\$11.4	0.6	86	\$126.0	6.0	45	\$10.5	0.6	343	\$480.1	20.5	538	\$628.0	27.6
7	139	\$74.3	3.2	107	\$64.3	2.7	158	\$76.6	3.2	849	\$512.9	20.1	1,253	\$728.1	29.3
8	68	\$38.7	1.6	68	\$44.9	1.9	56	\$9.2	0.4	491	\$350.3	13.5	683	\$443.1	17.4
9	169	\$112.5	2.8	154	\$95.8	3.1	150	\$66.1	1.9	810	\$651.4	18.8	1,283	\$925.8	26.6
10	87	\$25.6	0.7	91	\$41.0	1.4	82	\$159.5	4.3	377	\$362.6	13.3	637	\$588.8	19.7
11	112	\$336.9	8.3	103	\$217.9	5.8	133	\$361.6	9.1	307	\$2,354.7	64.6	655	\$3,271.1	87.8
Nationwide	1,615	\$1,082.8	35.9	1,288	\$987.3	36.4	1,301	\$1,112.2	36.2	5,998	\$9,977.0	345.2	10,202	\$13,159.3	453.7

Data Source: REXUS as of 09/30/2018

NOTE: PBS's inventory, including the expiration dates of current leases, changes frequently. The signing of new leases, exercising of renewal options, and executing of extensions all affect the number of leases expiring in a given fiscal year.

Table 3: Income Statement (\$ in millions)

Income Statement (\$ in millions)										
	FY2014		FY2015		FY2016		FY2017		FY2018	
	Owned	Leased	Owned	Leased	Owned	Leased	Owned	Leased	Owned	Leased
Direct Revenue (+)	\$4,029.9	\$5,931.3	\$4,097.6	\$5,926.3	\$4,124.8	\$5,826.7	\$4,263.5	\$5,869.8	\$4,277.6	\$5,824.7
Operating and Maintenance	\$974.4	\$36.5	\$1,022.3	\$34.7	\$1,008.6	\$30.9	\$1,067.0	\$27.9	\$1,083.3	\$25.1
Protection	\$44.7	\$7.5	\$45.3	\$5.1	\$44.1	\$5.6	\$44.2	\$3.6	\$48.0	\$3.2
Rental of Space	\$36.7	\$5,618.4	\$40.4	\$5,577.3	\$35.4	\$5,534.0	\$37.0	\$5,545.9	\$34.9	\$5,507.7
Real Estate	\$3.4	\$15.3	\$2.9	\$15.2	\$4.2	\$14.7	\$4.6	\$14.3	\$5.8	\$6.2
Repairs & Alterations	\$71.8	\$2.5	\$80.3	\$3.2	\$95.0	\$2.5	\$85.1	\$2.8	\$78.6	\$3.4
Other	\$99.7	(\$1.7)	\$4.6	\$11.3	\$69.0	\$6.8	\$69.8	\$4.7	\$4.2	\$0.3
Total G&A Expenses	\$570.0	\$292.3	\$593.5	\$283.1	\$594.5	\$287.1	\$560.7	\$291.3	\$591.3	\$281.3
Purchase Contracts	\$92.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Funded Expenses (-)	\$1,892.9	\$5,970.8	\$1,885.8	\$5,934.8	\$1,850.7	\$5,881.5	\$1,868.5	\$5,890.6	\$1,919.4	\$5,829.3
Funds From Operations (=)	\$2,137.1	(\$39.5)	\$2,211.7	(\$8.5)	\$2,274.0	(\$54.8)	\$2,395.0	(\$20.8)	\$2,358.2	(\$4.7)
Straight Line Revenue (+)	\$0.0	\$6.5	\$0.0	\$11.6	\$0.0	\$6.3	\$0.0	\$2.7	\$0.0	\$14.0
Unfunded Expenses (-)	\$1,424.5	\$15.9	\$1,380.7	\$49.0	\$1,386.5	\$44.7	\$1,381.8	\$112.8	\$1,424.7	(\$48.8)
Net Income	\$712.6	(\$48.9)	\$831.1	(\$45.9)	\$887.6	(\$93.2)	\$1,013.2	(\$131.0)	\$933.5	\$58.1

Data Source: BI Financial as of 09/30/2018

NOTE: "Funds from Operations" (FFO) represents the performance of the active, assignable assets as of September 30, 2018. This page differs from the FFO contained in the Agency Financial Report and GSA's Performance Goals because these reports reflect all financial transactions during FY 2018, not just those assets that remain active and assignable at the end of the fiscal year. "Other" expenses include categories such as labor variance, marketing, special programs and studies. "Real Estate" expenses include administrative costs, space requirement development costs and other related costs. "Purchase Contract" expenses include the interest portion of outstanding debt on Federal Finance Bank transactions.

Table 4: Distribution by Square Footage

Distribution by Square Footage						
	# of Assets		RSF (in millions)		Direct Revenue (\$ in millions)	
	Owned	Leased	Owned	Leased	Owned	Leased
Under 10K	704	3,930	2.3	16.4	\$103.6	\$492.4
10K to 25K	212	1,687	3.4	26.6	\$94.3	\$781.8
25K to 50K	137	674	5.0	23.5	\$104.7	\$711.9
50K to 100K	148	429	10.6	30.2	\$190.3	\$942.4
Over 100K	445	380	162.6	88.0	\$3,784.8	\$2,896.2
Total	1,646	7,100	183.8	184.7	\$4,277.6	\$5,824.7

Data Source: REXUS and BI Financial as of 09/30/2018

Table 5: Asset Performance by PBS Property Type

Asset Performance by PBS Property Type								
Property Type	# of Assets		RSF (in millions)		Direct Revenue (\$ in millions)		Total Funded Expense (\$ in millions)	
	Owned	Leased	Owned	Leased	Owned	Leased	Owned	Leased
Courthouse	179	26	31.1	1.4	\$737.8	\$43.3	\$354.7	\$39.0
Laboratory	30	44	1.9	1.8	\$46.6	\$75.8	\$12.5	\$74.2
Land Port of Entry	319	31	4.1	0.8	\$203.0	\$19.4	\$90.9	\$22.6
Office	621	5,680	134.9	153.1	\$3,091.5	\$5,106.3	\$1,332.8	\$5,106.3
Other	364	783	3.7	9.0	\$101.0	\$332.7	\$70.7	\$334.7
Parking	46	94	0.1	0.0	\$39.5	\$21.6	\$20.5	\$23.6
Warehouse	87	442	8.1	18.6	\$58.2	\$225.6	\$37.2	\$228.9

Data Source: REXUS and BI Financial as of 09/30/2018

Note: "Other" property types include child care facilities, motor pools, utility, and support structures

Table 6: Asset Performance by FRPC Property Type

Asset Performance by FRPC Property Type								
FRPC Property Type	# of Assets		RSF (in millions)		Direct Revenue (\$ in millions)		Total Funded Expense (\$ in millions)	
	Owned	Leased	Owned	Leased	Owned	Leased	Owned	Leased
Building	1,440	6,963	182.3	184.7	\$4,199.0	\$5,797.8	\$1,853.7	\$5,800.1
Land	26	25	0.0	0.0	\$2.1	\$4.9	\$(17.8)	\$5.3
Structure	180	112	1.5	0.0	\$76.5	\$21.9	\$83.4	\$23.9

Data Source: REXUS and BI Financial as of 09/30/2018