BOMA Increases My ROI:

- $67,500 in savings found by using BOMA’s benchmarking resources
- $152,550 gained using BOMA’s floor measurement standards to properly measure space
- $180,000 in savings from building code victories
- $300,000 gained from implementing best practices from BOMA 360

A Potential Property Value Increase of $10 Million

300,000 SQ. FT. OFFICE BUILDING
101 Main Street
Anytown, USA

boma.org
How Does BOMA Increase Your ROI?

Vital Industry Intelligence Increases Asset Performance
Operating cost efficiencies of 3%
BOMA’s Office Experience Exchange Report has more usable data than any other comparable source, providing benchmarking data on operating expenses, taxes and more. Property professionals have experienced up to a 3% savings in operating costs by benchmarking through the Office EER.

BOMA Sets the Standard for Property Measurement
Rentable square footage increases 2-3%
For more than 100 years, BOMA has set the standard for measuring commercial buildings. In 1915, it published its first ANSI-certified standard for measuring office buildings. Today, the standards have evolved to include Industrial, Multi-Unit Residential, Retail and Mixed-Use, as well as Gross Areas. By measuring a property to the BOMA standard, rentable square footage typically increases by 3%.

BOMA Fights Against Costly Code Changes
Saving the industry more than $6 per square foot
BOMA International is the only CRE association with a voting seat at ASHRAE and ICC. BOMA works tirelessly to promote and enforce effective building codes. Throughout the three-year development cycle of the 2015 I-Codes, BOMA’s representation was instrumental in saving the industry more than $6.00 per sq. ft. for existing building, mostly in avoided costs.

Industry Best Practices Net Higher Revenue
At least $1 per square foot
BOMA 360-designated buildings outperform buildings without the designation in attracting and retaining tenants and generates higher net operating income. The numbers speak volumes:

• BOMA 360 buildings achieve $7.51 more per sq. ft. in total rental income and $6.25 more per sq. ft. in net operating income according to the BOMA Office EER than non-designated buildings.
• LEED-certified buildings with the BOMA 360 designation achieve $3.85 more per sq. ft. in total rental income and $3.00 more per sq. ft. in net operating income than the average LEED-certified building without the designation.
• BOMA 360 buildings statistically outperform the Kingsley Tenant Satisfaction Index in all 55 rating areas, including value for amount paid and likelihood of renewal.
• CoStar analysis shows that 360 buildings command higher rental rates and have lower vacancy rates than non-designated buildings, including LEED-certified buildings.

BOMA Involvement Increases Your ROI
The Numbers Tell the Story
Consider the impact BOMA involvement makes on a typical 300,000 sq. ft. office building charging $20/rentable sq. ft. with $7.50/sq. ft. in operating expenses and a cap rate of 7:

- 3% efficiency in operating costs through EER benchmarking = $67,500
- 2-3% gain in rentable square footage by correctly measuring to the BOMA standard = $152,550
- 10% of total captured savings of $6/sq. ft. through last building code cycle = $180,000
- $1/sq. ft. in revenue gained from implementing best practices from BOMA 360 = $300,000

TOTAL POTENTIAL PROPERTY VALUE INCREASE OF $10 MILLION