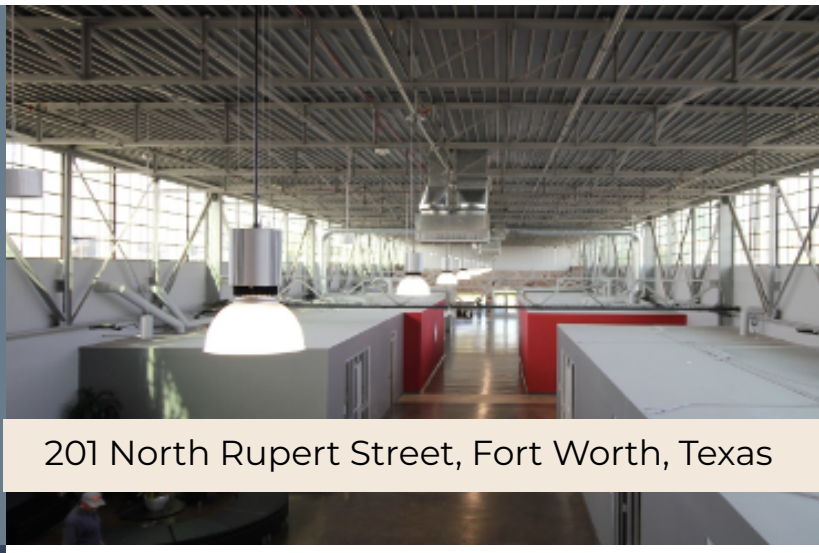
CASE STUDY:

Operating Expense Audit

Pilot Thomas LOGISTICS

PROBLEM:

The Landlord presented Operating Expense estimates to our client, who found their controllable expenses had increased at an alarmingly high rate from their previous costs.



201 North Rupert Street, Fort Worth, Texas

RESULTS:

We evaluated the lease language and found the Landlord incorrectly applied the cap on controllable expenses, resulting in an overcharge of over 35%.

After auditing previous years, Whitebox found discrepencies as high as 41%.

Overall, the tenant was able to recover approximately $105,000 in overcharged Operating Expenses for 2017 and 2018.

$105,000

2-YEAR SAVINGS

38%

AVERAGE AMOUNT OVERCHARGED

$400,000

POTENTIAL RECOVERY OVER THE LEASE TERM

WHITEBOX
REAL ESTATE

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