



## BOMA MEMBERSHIP OFFERS SIGNIFICANT ROI

A message from BOMA San Francisco President  
**Thomas Kruggel, Hines**



When government overspends or their revenues shrink, private sector businesses and real estate become targets for new taxes and higher fees. More than ever, we need to work together through BOMA to protect our business and commercial property interests.

BOMA provides a unified and effective voice on real estate and business issues. We work to seat legislative and administrative officials who understand business. We help lawmakers make better decisions on measures that impact building operations and profitability. And we fight poorly crafted policies that negatively impact commerce. Protecting private property rights and preserving your ability to serve your clients and operate as efficiently as possible is our business!

**Among many successes in recent years, BOMA has helped to:**

- Save investors more than \$500 million on property transfer taxes for all local sales since 2002
- Save up to \$43 million in energy costs for large commercial customers in PG&E's service area over a three year period
- Prevent commercial rent control in California
- Save San Francisco property owners \$1.00 psf annually (since 1994) by killing a special downtown transit tax
- Defeat a proposed 40% parking tax increase on the November 2006 city ballot
- Defeat measures to enable brokers to lien property over commission disputes
- Overturn "free speech" restrictions on Independent Expenditure political action committees, ensuring our voice will continue to be heard "loud and clear" on public policy issues important to real estate
- Enact legislation requiring economic impact analysis of proposed new laws

**These and other actions have saved commercial property owners many tens of thousands of dollars, annually, per property. Your continued membership allows us to keep protecting your interests.**

### **BOTTOM LINE BUDGET SAVINGS**

BOMA dues are a legitimate building operating expense since BOMA saves buildings many times the per-square-foot dues cost, and may be passed-through to tenants. BOMA member-buildings located within the service territory of Golden Gate Disposal & Recycling are eligible to receive a 4% discount on their scavenger service. Taking advantage of these money-saving opportunities makes BOMA dues a smart budget item.

### **BOMA-SF-PAC**

In addition to dues, every member should budget for a contribution to BOMA-SF-PAC equal to 30% of dues. BOMA-SF-PAC is the political voice for property owners on local issues and candidates.

Owning investment property in San Francisco promises a good return only if you protect the value of your investment. Do so with continued BOMA membership and a contribution to BOMA-SF-PAC.