

**INCOME AND EXPENSE ANALYSIS: WAREHOUSE**

for Calendar year \_\_\_\_\_ or period beginning \_\_\_\_\_ / 01 / \_\_\_\_\_ and ending 12/31/ \_\_\_\_\_

PIN:  OWNER'S NAME:  PLACE NAME:	<b>CONFIDENTIAL</b> PER F.S. 195.027 Roger A. Suggs, CFA, AAS Clay County Property Appraiser <b>Attn: Tom Marcy - Commercial Department</b> P.O. Box 38 Green Cove Springs, FL 32043 (904) 284-6305 x 2266
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PROPERTY NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

**INCOME:**

GROSS POSSIBLE RENTS @ 100% OCCUPANCY

	\$	\$	\$
(1) WAREHOUSE SPACE			
(2) OTHER RENTABLE AREAS			
(3) GROSS POSSIBLE RENTS @ 100%			
(4) VACANCY AND RENT LOSS			
(5) TOTAL NET RENTAL INCOME	=		

**OTHER INCOME**

(6) COMMON AREA MAINTENANCE			
(7) INSURANCE			
(8) TAXES			
(9) OTHER			
(10) TOTAL OTHER INCOME	=		
(11) <b>TOTAL INCOME FROM PROPERTY OPERATIONS</b>		=	

**EXPENSES:**

**UTILITIES:**

ELECTRICITY			
WATER & SEWER			
GAS			
FUEL OIL			
OTHER			
(12) TOTAL UTILITIES EXPENSES	=		

**MAINTENANCE AND REPAIR:**

MAINT. & REPAIR PAYROLL			
ELEC., PLUMBING, HVAC REPAIRS			
EXTERIOR REPAIRS			
PARKING LOT REPAIRS			
ROOF REPAIRS			
CONTRACT REPAIRS			
MISC. MAINT. & REPAIRS			
JANITORIAL			
SUPPLIES			
(13) TOTAL MAINT. AND REPAIR EXPENSES	=		

**SERVICES:**

TRASH REMOVAL			
LANDSCAPE / LAWN SERVICE			
SECURITY			
PEST CONTROL			
MISCELLANEOUS			
(14) TOTAL SERVICES EXPENSES	=		

**ADMINISTRATIVE:**

MANAGEMENT FEE			
ADVERTISING			
RENTAL TAX			
PAYROLL & PAYROLL TAXES			
ACCOUNTING & LEGAL			
ADMINISTRATIVE SUPPLIES			
OTHER ADMINISTRATIVE			
(15) TOTAL ADMINISTRATIVE EXPENSES	=		
(16) <b>PROPERTY INSURANCE EXPENSE (1 YEAR)</b>	=		
(17) <b>RESERVES FOR REPLACEMENT EXPENSE</b>	=		

(18) **TOTAL OPERATING COSTS** = \_\_\_\_\_

(19) **INTEREST EXPENSE CHARGED THIS PERIOD** \_\_\_\_\_

(20) **DEPRECIATION EXPENSE CHARGED THIS PERIOD** \_\_\_\_\_

(21) **PROPERTY TAX EXPENSE CHARGED THIS PERIOD** \_\_\_\_\_

**ADDITIONAL INFORMATION**

**TYPE OF FACILITY**

DRY STORAGE W/H \_\_\_\_\_ MINI W/H \_\_\_\_\_ FLEX SPACE \_\_\_\_\_ DISTRIBUTION \_\_\_\_\_

OTHER \_\_\_\_\_ DESCRIBE \_\_\_\_\_

TENANT: MULTI \_\_\_\_\_ OR OTHER SINGLE \_\_\_\_\_ CEILING HEIGHT \_\_\_\_\_

**NET RENTABLE AREAS**

	NO. OF SQ. FT.	ANNUAL ASKING RENT PER SQ. FT.
WAREHOUSE SPACE.....	_____	_____
COLD STORAGE OR FREEZER SPACE.....	_____	_____
OFFICE SPACE.....	_____	_____
PRODUCTION AREAS.....	_____	_____
PRODUCT DISPLAY.....	_____	_____
RETAIL SPACE.....	_____	_____
OTHER (DESCRIBE _____).	_____	_____
TOTAL RENTABLE AREA.....	_____	_____

**IF DRY STORAGE W/H:**

BAY SIZE
BAY#1.....
BAY#2.....
BAY#3.....
BAY#4.....
BAY#5.....

**IF MINI STORAGE W/H:**

ASKING RENT
TYPE #1.....
TYPE #2.....
TYPE #3.....
TYPE #4.....
TYPE #5.....

**UNIT SIZE**

_____
_____
_____
_____
_____

**NO. OF UNITS**

_____
_____
_____
_____
_____

**PLEASE FILL OUT PORTION BELOW OR ATTACH RENT ROLL**

---RENT \* ROLL---

SIZE IN SQUARE FEET	RENT PER SQUARE FEET	PASS-THROUGH CHARGES PER SQ. FT.	LEASE START DATE	LEASE END DATE

(IF ADDITIONAL SPACE IS REQUIRED, PHOTOCOPY THIS FORM)

**MORTGAGE INFORMATION**

1st MTG.                      2nd MTG.                      3rd MTG.

DATE ..... / /                      / /                      / /

ORIGINAL AMOUNT..... \$ .....                      \$ .....                      \$ .....

INTEREST RATE..... %                      %                      %

TERM IN YEARS & MOS..... &                      &                      &                      &                      &

PAYMENT (\$ per mo. semi, annua \$ ..... / .....                      \$ ..... / .....                      \$ ..... / .....

BALLOON PAYMENT..... \$ ..... / .....                      \$ ..... / .....                      \$ ..... / .....

IF THIS PROPERTY IS FOR SALE, ASKING PRICE: \$ ..... HOW LONG ON MARKET? .....

LISTING BROKER: ..... TELEPHONE: .....

PERSON PREPARING RETURN: .....

DATE: ..... TELEPHONE: .....

NAME OF TAX CONSULTANT OR ANYONE OTHER THAN OWNER AUTHORIZED TO REPRESENT THIS PROPERTY.

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 \_\_\_\_\_  
 PHONE \_\_\_\_\_