

# David C. Nolte, CFA, ASA

INDIAN RIVER COUNTY PROPERTY APPRAISER

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## Income and Expense Analysis Form For Calendar Year \_\_\_\_/\_\_\_\_/\_\_\_\_

CONFIDENTIAL Per Florida Statute 195.027(3)

Parcel ID Number

Property Appraiser use only

### OWNER NAME AND PARCEL SITE ADDRESS

### INCOME INFORMATION

A COPY OF YOUR YEAR END OPERATING STATEMENT MAY BE SUBMITTED IN LIEU OF THIS FORM

GROSS INCOME ..... \$ \_\_\_\_\_  
COLLECTION LOSS ..... \$ ( \_\_\_\_\_ )  
MISCELLANEOUS INCOME ..... \$ \_\_\_\_\_  
NON-REFUNDABLE DEPOSITS & PASS THROUGH EXP... \$ \_\_\_\_\_  
TOTAL OPERATING INCOME ..... \$ \_\_\_\_\_

### EXPENSES

**UTILITIES:**

Electricity, Water & Sewer, Gas, etc.

Other (specify) \_\_\_\_\_ \$ \_\_\_\_\_

**MAINTENANCE & REPAIR:**

Electrical, Plumbing, HVAC, Exterior, Contract Repairs, etc.

\$ \_\_\_\_\_

**SERVICES:**

Trash Removal, Landscape, security, Pest Control, Miscellaneous .....

\$ \_\_\_\_\_

MANAGEMENT FEE: .....

\$ \_\_\_\_\_

**PAYROLL:**

Maintenance, Administration, Payroll Tax .....

\$ \_\_\_\_\_

**ADMINISTRATIVE COSTS:**

Leasing commissions, Advertising, Telephone, Accounting &

Legal fees, Office & Supplies .....

\$ \_\_\_\_\_

INSURANCE: One year only .....

\$ \_\_\_\_\_

REAL ESTATE TAX: .....

\$ \_\_\_\_\_

OTHER: (specify) \_\_\_\_\_

\$ \_\_\_\_\_

RESERVE FOR REPLACEMENT .....

\$ \_\_\_\_\_

TOTAL EXPENSES .....

\$ \_\_\_\_\_

NET OPERATING INCOME: .....

\$ \_\_\_\_\_

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION REQUEST

ADDITIONAL INFORMATION FOR INCOME AND EXPENSE ANALYSIS SURVEY

**Please include any information you feel is important to this property in area below:**

**Detail type of building(s) (Office, Retail/Store, Hotel, Motel, Warehouse, etc.)**

a)
b)
c)
d)
e)
f)
Etc.)
Vacant areas)

**For Buildings above,  
Net Rental area(s):**

	<b># of sq. ft.</b>	<b>Asking rent per sq. ft</b>	<b>Lease start / end</b>
a)			
b)			
c)			
d)			
e)			
f)			
etc.)			
Vacant areas)			

If you purchased this property give: Date / / ; Purchase price \$  
 If you had this property constructed give: Date built / /  
 Cost to construct \$ \_\_\_\_\_ Owner builder  yes **or**  no **(check one)**

<b>Mortgage Information:</b>	<b><u>1ST Mtg.</u></b>	<b><u>2ND Mtg.</u></b>	<b><u>3RD Mtg.</u></b>
Date:	/ /	/ /	/ /
Original Amount:	\$ _____	\$ _____	\$ _____
Interest Rate:	_____ %	_____ %	_____ %
Term in years and months:	_____/ _____	_____/ _____	_____/ _____
Payments (\$ per month, semi, annual)	\$ _____	\$ _____	\$ _____
Balloon payment (\$/ date due)	\$ _____ / _____	\$ _____ / _____	\$ _____ / _____

If this property is for sale give: Asking price \$ \_\_\_\_\_ Listing date: / /

Listing Broker: \_\_\_\_\_ Phone number: ( ) -

Name of Preparer:  
 Date prepared: / / Title of Preparer:  
 Name of firm:  
 Address of firm:  
 Phone number: ( ) -

***Please attach any additional information that you feel is important to this property on a separate sheet***

