

# TOWN OF SOMERS

## 2014 ANNUAL INCOME AND EXPENSE REPORT SUMMARY

Owner \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Acct # / PID # \_\_\_\_\_

Property Name \_\_\_\_\_  
Property Address \_\_\_\_\_

**1 Primary Property Use (Check One)**

Apartment     Office     Retail     Mixed Use     Shopping Ctr.     Industrial     Other \_\_\_\_\_

2 Gross Building Area

(Including Owner-Occupied Space)

\_\_\_\_\_

Sq. Ft.

6 Number of Parking Spaces

\_\_\_\_\_

3 Net Leasable Area

\_\_\_\_\_

Sq. Ft.

7 Actual Year Built

\_\_\_\_\_

4 Owner-Occupied Area

\_\_\_\_\_

Sq. Ft.

8 Year Remodeled

\_\_\_\_\_

5 Number Of Units

\_\_\_\_\_

### INCOME

9 Apartment Rentals (From Schedule A)

\_\_\_\_\_

10 Office Rentals (From Schedule B)

\_\_\_\_\_

11 Retail Rentals (From Schedule B)

\_\_\_\_\_

12 Mixed Rentals (From Schedule B)

\_\_\_\_\_

13 Shopping Center Rentals (From Schedule B)

\_\_\_\_\_

14 Industrial Rentals (From Schedule B)

\_\_\_\_\_

15 Other Rentals (From Schedule B)

\_\_\_\_\_

16 Parking Rentals

\_\_\_\_\_

17 Other Property Income

\_\_\_\_\_

**18 TOTAL POTENTIAL INCOME**

(Add Line 9 Through Line 17)

\_\_\_\_\_

19 Loss Due to Vacancy and Credit

\_\_\_\_\_

**20 EFFECTIVE ANNUAL INCOME**

(Line 18 Minus Line 19)

\_\_\_\_\_

### EXPENSES

21 Heating/Air Conditioning

\_\_\_\_\_

22 Electricity

\_\_\_\_\_

23 Other Utilities

\_\_\_\_\_

24 Payroll (Except management)

\_\_\_\_\_

25 Supplies

\_\_\_\_\_

26 Management

\_\_\_\_\_

27 Insurance

\_\_\_\_\_

28 Common Area Maintenance

\_\_\_\_\_

29 Leasing Fees / Commissions / Advertising

\_\_\_\_\_

30 Legal and Accounting

\_\_\_\_\_

31 Elevator Maintenance

\_\_\_\_\_

32 Tenant Improvements

\_\_\_\_\_

33 General Repairs

\_\_\_\_\_

34 Other (Specify) \_\_\_\_\_

\_\_\_\_\_

35 Other (Specify) \_\_\_\_\_

\_\_\_\_\_

36 Other (Specify) \_\_\_\_\_

\_\_\_\_\_

37 Security

\_\_\_\_\_

**38 TOTAL EXPENSES** (Add Lines 21 Through 37)

\_\_\_\_\_

**39 NET OPERATING INCOME** (Line 20 Minus Line 38)

\_\_\_\_\_

40 Capital Expenses

\_\_\_\_\_

41 Real Estate Taxes

\_\_\_\_\_

42 Mortgage Payment (Principal and Interest)

\_\_\_\_\_



## TOWN OF SOMERS

PURCHASE PRICE \$ \_\_\_\_\_ DOWN PAYMENT \$ \_\_\_\_\_ DATE OF PURCHASE \_\_\_\_\_  
 DATE OF LAST APPRAISAL \_\_\_\_\_ APPRAISAL FIRM \_\_\_\_\_ APPRAISED VALUE \_\_\_\_\_

FIRST MORTGAGE \$ \_\_\_\_\_ INTEREST RATE \_\_\_\_\_% PAYMENT SCHEDULE TERM \_\_\_\_\_ YEARS  
 SECOND MORTGAGE \$ \_\_\_\_\_ INTEREST RATE \_\_\_\_\_% PAYMENT SCHEDULE TERM \_\_\_\_\_ YEARS  
 OTHER \$ \_\_\_\_\_ INTEREST RATE \_\_\_\_\_% PAYMENT SCHEDULE TERM \_\_\_\_\_ YEARS  
 CHATTEL MORTGAGE \$ \_\_\_\_\_ INTEREST RATE \_\_\_\_\_% PAYMENT SCHEDULE TERM \_\_\_\_\_ YEARS

(Check One)	
FIXED	VARIABLE

DID THE PURCHASE PRICE INCLUDE A PAYMENT FOR: FURNITURE? \$ \_\_\_\_\_ (Value) EQUIPMENT? \_\_\_\_\_ (Value) OTHER (Specify) \$ \_\_\_\_\_ (Value)

HAS THE PROPERTY BEEN LISTED FOR SALE SINCE YOUR PURCHASE? (Check One) YES  NO

IF YES, LIST THE ASKING PRICE \$ \_\_\_\_\_ DATE LISTED \_\_\_\_\_ BROKER \_\_\_\_\_

Remarks - Please explain any special circumstances or reasons concerning your purchase (i.e., vacancy, conditions of sale, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I DO HEREBY DECLARE UNDER PENALTIES OF FALSE STATEMENT THAT THE FOREGOING INFORMATION, ACCORDING TO THE BEST OF MY KNOWLEDGE, REMEMBRANCE AND BELIEF, IS A COMPLETE AND TRUE STATEMENT OF ALL THE INCOME AND EXPENSES ATTRIBUTABLE TO THE ABOVE IDENTIFIED PROPERTY (*Section 12-63c(d) of the Connecticut General Statutes*).

SIGNATURE \_\_\_\_\_ NAME (Print) \_\_\_\_\_ DATE \_\_\_\_\_  
 TITLE \_\_\_\_\_ TELEPHONE \_\_\_\_\_ EMAIL \_\_\_\_\_