

INCOME AND EXPENSE ANALYSIS: SHOPPING CENTERS / RETAIL

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

PIN: OWNER'S NAME: PLACE NAME:	CONFIDENTIAL PER F.S. 195.027 Tracy S. Drake, CFA, CAE, ASA, RES, AAS Clay County Property Appraiser Attn: Tom Marcy - Commercial Department 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) BASE RENT			
(2) OVERAGES			
(3) GROSS POSSIBLE RENTS 100%			
(4) VACANCY AND RENT LOSS			
(5) TOTAL NET RENTAL INCOME	=		

OTHER INCOME (REIMBURSEMENTS):

(6) COMMON AREA MAINTENANCE			
(7) INSURANCE			
(8) TAXES			
(9) OTHER			
(10) TOTAL OTHER INCOME	=		
(11) TOTAL INCOME		=	

EXPENSES:

UTILITIES:

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

MAINTENANCE AND REPAIR:

MAIN & 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	=		

SERVICES:

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

ADMINISTRATIVE:

PROPERTY MANAGEMENT FEE			
ADVERTISING			
RENTAL TAX			
PAYROLL & PAYROLL TAXES			
TELEPHONE			
ACCOUNTING & LEGAL			
OTHER ADMINISTRATIVE			
(15) TOTAL ADMINISTRATIVE	=		
(16) PROPERTY INSURANCE (1 YEAR)	=		
(17) RESERVES FOR REPLACEMENT	=		

(18) **TOTAL OPERATING COSTS** = _____

(19) **INTEREST EXPENSE** _____

(20) **DEPRECIATION EXPENSE** _____

(21) **PROPERTY TAX EXPENSE** _____

(22) **GROUND RENT** _____

PLEASE FILL OUT PORTION BELOW OR ATTACH RENT ROLL

NOTE: PLEASE LIST ALL TENANTS AND LEASABLE AREA, INCLUDING THOSE WHICH ARE OWNER OCCUPIED OR VACANT.

TENANT NAME	LEASABLE SQ. FT.	BASE RENT PER SQ. FT.	CAM PER SQ. FT.	INSUR. PER SQ. FT.	TAXES PER SQ. FT.	TOTAL RENT PER SQ. FT.	LEASESTART/LEASE END

MORTGAGE INFORMATION

DATE _____
 ORIGINAL AMOUNT _____
 INTEREST RATE _____
 TERM IN YEARS _____
 PAYMENT _____

INCOME / EXPENSE INFORMATION

ASKING BASE RENT PER SF _____
 ASKING CAM PER SF _____
 ASKING INS. PER SF _____
 ASKING PROPERTY TAXES PER SF _____

WERE THERE ANY ATYPICAL EXPENSES ASSOCIATED WITH THE PROPERTY THIS YEAR, SUCH AS A NEW ROOF, NEW PARKING LOT, MAJOR EXTERIOR REMODEL, ETC? YES _____ NO _____
 IF "YES " PLEASE EXPLAIN _____

IS THE PROPERTY MANAGEMENT FEE INCLUDED IN THE CAM (PASS-THROUGH) EXPENSE? YES _____ NO _____

PROPERTY INFORMATION

BUILDING USE _____
 NUMBER OF UNITS _____
 NUMBER OR PARKING SPACES _____
 TERM IN YEARS _____
 PAYMENT _____
 BUILT IN (YEAR) _____
 REMODELED IN (YEAR) _____

IF THIS PROPERTY IS FOR SALE, ASKING PRICE: \$ _____

LISTING BROKER: _____ TELEPHONE: _____

PERSON PREPARING RETURN: _____

DATE: _____ TELEPHONE: _____