

# 2021 ANNUAL INCOME AND EXPENSE REPORT SUMMARY

Owner Name \_\_\_\_\_ Property Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 (if different from front) \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_

Apartment   
  Office   
  Retail   
  Mixed Use   
  Shopping Ctr.   
  Industrial   
  Other

- 1 **Primary Property Use (Check One)**
- 2 Gross Building Area \_\_\_\_\_  
 (Including Owner-Occupied Space)    6 Number of Parking Spaces \_\_\_\_\_
- 3 Net Leasable Area \_\_\_\_\_    7 Actual Year Built \_\_\_\_\_
- 4 Owner-Occupied Area \_\_\_\_\_    8 Year Remodeled \_\_\_\_\_
- 5 Number Of Units \_\_\_\_\_

**INCOME**

**EXPENSES**

- 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)
- 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) \_\_\_\_\_



# VERIFICATION OF PURCHASE PRICE

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

FIRST MORTGAGE	\$ _____	INTEREST RATE _____ %	PAYMENT SCHEDULE TERM _____ YEARS	(Check One) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">FIXED</td> <td style="width: 50%;">VARIABLE</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	FIXED	VARIABLE						
FIXED	VARIABLE											
SECOND MORTGAGE	\$ _____	INTEREST RATE _____ %	PAYMENT SCHEDULE TERM _____ YEARS									
OTHER	\$ _____	INTEREST RATE _____ %	PAYMENT SCHEDULE TERM _____ YEARS									
CHattel MORTGAGE	\$ _____	INTEREST RATE _____ %	PAYMENT SCHEDULE TERM _____ YEARS									

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 \_\_\_\_\_

**RETURN TO THE ASSESSOR ON OR BEFORE JUNE 1, 2022**