

Gross Annual Property Expenses for 2021
(year)

Tax Key # _____
(For tax key – see cover letter)

Confidential

Property Address _____

Utilities

Heat \$ _____
 Water/Sewer \$ _____
 Gas \$ _____
 Electric \$ _____
 Other \$ _____
 \$ _____

Administrative Expenses

Office \$ _____
 Wages/Salary \$ _____
 Leasing Costs \$ _____
 Legal \$ _____
 Advertising \$ _____
 Accounting \$ _____
 Misc. \$ _____
 \$ _____

Operating Expenses

Repairs \$ _____
 Security \$ _____
 Supplies \$ _____
 Annual Insurance \$ _____
 (fire/liability only)
 Elevator \$ _____
 Grounds \$ _____
 Janitorial \$ _____
 Trash Collection \$ _____
 Pest Control \$ _____
 Common Area Maintenance .. \$ _____
 (not reimbursed by tenant)
 Misc \$ _____
 \$ _____

Management \$ _____

Real Estate Taxes \$ _____
(not reimbursed by tenant)

Reserves for Replacement \$ _____
(examples: roof, paving, mechanicals, floor coverings)

Total Expenses \$ _____

Instructions –

- Please report the operating expenses for the last complete year (12 month period). Enter the annual expenses for the items listed.
- Report all expenses you incurred on your building to the most appropriate category listed on this form.
- Round to the nearest dollar amount.
- **Do not include depreciation allowances or mortgage payments as an expense.**
- **Adjust expenses that do not occur annually to an annual basis.**
(For example: Leasing Costs and Fire and Liability insurance with one payment covering multiple years).

Year which expenses represent January 2021 to December 2021
(month) (year) (month) (year)

Preparer name (and title) Date Telephone number

Email address: _____

Gross Annual Property Expenses for 2022
(year)

Tax Key # _____
(For tax key – see cover letter)

Confidential

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Heat \$ _____
 Water/Sewer \$ _____
 Gas \$ _____
 Electric \$ _____
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Year which expenses represent January 2022 to December 2022
(month) (year) (month) (year)

Preparer Name (and title) Date Telephone number

Email Address: _____

Tax Key # _____
 (For tax key – see cover letter)

Property Address _____

Confidential

Current Rent Roll of COMMERCIAL Tenants

Tenant		Floor #	Square Feet Occupied	Leased From Mo/Yr to Mo/Yr	Cost of Leasehold Improvements provided by:		Current MONTHLY Rent or Rent/Sq. Ft.	Rent Includes		Number of Months Unit Vacant (last 36 months)	ANNUAL Miscellaneous Income	ANNUAL Income From Percentage Rents	ANNUAL Income From Common Area Maintenance	Additional Real Estate Taxes Paid by Tenant (annual amount)
Name	Unit #				Lessor	Lessee		Heat	Electric					

Current Rent Roll of APARTMENT Tenants

Please list all the rentable areas of your building, occupied and vacant (including owner occupied space).

Other Income Items

Unit Name or Type (Bedroom Count)	# Units of this type	Description of Apartment			Current Contract Rent (existing leases)	Monthly Asking Rent	Rent Includes		Number of Units Currently Vacant
		# Bedrooms	# Baths	Approximate Size (Sq Ft)			Y = Yes N = No	Heat	

Items	Annual Income
Parking	
Garage	
Pets	
Laundry	
Storage	

Date which rent roll represents _____
 (month) (year) Preparer Name (and title) _____ Date _____ Telephone number _____