

MINI-STORAGE WAREHOUSES

PROPERTY NAME: _____

COUNTY ____ BOOK ____ MAP ____ PARCEL _____ (IF THIS IS AN ECONOMIC UNIT, LIST THE LEAD PARCEL)

TOTAL NUMBER OF UNITS: _____ RV / BOAT SPACES: _____ OTHER (DESCRIBE): _____

<u>UNIT SIZES</u>	<u>NUMBER OF UNITS</u>	<u>MONTHLY RENT</u>	<u>TOTAL</u>	<u>ANNUAL RENT (12 MONTHS)</u>
_____ ft. X _____ ft.	_____ X	\$ _____	= \$ _____	X \$ _____
_____ ft. X _____ ft.	_____ X	\$ _____	= \$ _____	X \$ _____
_____ ft. X _____ ft.	_____ X	\$ _____	= \$ _____	X \$ _____
_____ ft. X _____ ft.	_____ X	\$ _____	= \$ _____	X \$ _____
_____ ft. X _____ ft.	_____ X	\$ _____	= \$ _____	X \$ _____
_____ ft. X _____ ft.	_____ X	\$ _____	= \$ _____	X \$ _____
_____ ft. X _____ ft.	_____ X	\$ _____	= \$ _____	X \$ _____
_____ ft. X _____ ft.	_____ X	\$ _____	= \$ _____	X \$ _____
_____ ft. X _____ ft.	_____ X	\$ _____	= \$ _____	X \$ _____
_____ ft. X _____ ft.	_____ X	\$ _____	= \$ _____	X \$ _____
TOTAL	_____			\$ _____

Does manager live on site? Yes No If yes, give total square feet living area _____

Does owner live on site? Yes No If yes, give total square feet living area _____

INCOME DATA SUMMARY: Provide latest three year history.

	Last Year Year: _____	Two Years Ago Year: _____	Three Years Ago Year: _____
POTENTIAL GROSS INCOME (100% OCCUPANCY)	= \$ _____	\$ _____	\$ _____
VACANCY AND COLLECTION LOSS	-	-	-
ADJUSTED GROSS INCOME	= _____	_____	_____
OTHER INCOME (VEHICLE STORAGE, ETC.*)	+ _____	+ _____	+ _____
EFFECTIVE GROSS INCOME	= _____	_____	_____
TOTAL OF ALL EXPENSES	- _____	- _____	- _____
NET OPERATING INCOME	= \$ _____	\$ _____	\$ _____

* OTHER INCOME INCLUDES STORAGE, DEFAULT AND LOCK SALES, BUT EXCLUDES TRUCK RENTAL INCOME.

ADDITIONAL INFORMATION / REMARKS:

NOTE: Any additional information or documents that support the filed income and expense data may be submitted with this form.

MINI-STORAGE WAREHOUSE EXPENSE DATA

PROVIDE THREE YEAR HISTORY

NOTE: FOR PROPER ANALYSIS, ALL EXPENSES REPORTED SHOULD BE THE **ACTUAL** INCURRED EACH YEAR.

DISALLOWED EXPENSES: DEPRECIATION, MORTGAGE DEBT SERVICE and PROPERTY TAX (effective tax rate will be added to the capitalization rate)

	Last Year Year: _____	Two Years Ago Year: _____	Three Years Ago Year: _____
<u>ACTUAL EXPENSES</u>			
ANNUAL INSURANCE	\$ _____	\$ _____	\$ _____
MANAGEMENT / AGENT FEES	_____	_____	_____
ADVERTISING / PROMOTION	_____	_____	_____
ADMINISTRATIVE / SALARIES	_____	_____	_____
GAS / ELECTRIC	_____	_____	_____
WATER / SEWER	_____	_____	_____
TELEPHONE	_____	_____	_____
BLDG. MAINTENANCE AND REPAIRS	_____	_____	_____
PARKING LOT AND COMMON AREA	_____	_____	_____
SERVICE CONTRACTS	_____	_____	_____
JANITORIAL	_____	_____	_____
SUPPLIES	_____	_____	_____
OTHER EXPENSE (DESCRIBE):			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<u>MAJOR REPLACEMENTS / REPAIRS</u> (From Pg. 3)	_____	_____	_____
TOTAL OF ALL EXPENSES =	\$ _____	\$ _____	\$ _____

NOTE: Any additional information or documents that support the filed income and expense data may be submitted with this form.

		LAST YEAR			
MAJOR REPLACEMENT / REPAIRS	DATE (MO / YR)	TOTAL COST	÷	AVG. LIFE (YRS)	= ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	= \$ _____
ROOFING	_____	\$ _____	÷	_____	= \$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	= \$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	= \$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	= \$ _____
OTHERS					
(DESCRIBE: _____ _____)	_____	\$ _____	÷	_____	= \$ _____
				TOTAL FOR LAST YEAR	= \$ _____

		TWO YEARS AGO			
MAJOR REPLACEMENT / REPAIRS	DATE (MO / YR)	TOTAL COST	÷	AVG. LIFE (YRS)	= ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	= \$ _____
ROOFING	_____	\$ _____	÷	_____	= \$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	= \$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	= \$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	= \$ _____
OTHERS					
(DESCRIBE: _____ _____)	_____	\$ _____	÷	_____	= \$ _____
				TOTAL FOR TWO YEARS AGO	= \$ _____

		THREE YEARS AGO			
MAJOR REPLACEMENT / REPAIRS	DATE (MO / YR)	TOTAL COST	÷	AVG. LIFE (YRS)	= ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	= \$ _____
ROOFING	_____	\$ _____	÷	_____	= \$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	= \$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	= \$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	= \$ _____
OTHERS					
(DESCRIBE: _____ _____)	_____	\$ _____	÷	_____	= \$ _____
				TOTAL FOR THREE YEARS AGO	= \$ _____

NOTE: Any additional information or documents that support the filed income and expense data may be submitted with this form.