

INDUSTRIAL PARK

MANUFACTURING

DISTRIBUTION WAREHOUSE

NOTE: THIS FORM MAY ALSO BE USED FOR RESEARCH AND DEVELOPMENT PARKS OR MULTI-PURPOSE PROPERTY.

PROPERTY NAME: _____

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

GROSS SQUARE FEET: _____ NET LEASEABLE SQUARE FEET = _____

TYPE OF LEASE: NET GROSS MODIFIED GROSS OTHER _____ (Explain below)

PERCENTAGE OF OFFICE SPACE = _____ % OR _____ SQUARE FEET

IS PROPERTY OWNER OCCUPIED? YES NO PARTIAL IF PARTIAL _____ % OR _____ SQ. FT.

POTENTIAL CHARGES TO TENANTS:

TENANT PAYS

DESCRIBE

| | | | | |
|-------------------------|------|-----|---------|-------|
| COMMON AREA MAINTENANCE | NONE | ALL | PARTIAL | _____ |
| TAXES | NONE | ALL | PARTIAL | _____ |
| INSURANCE | NONE | ALL | PARTIAL | _____ |
| MANAGEMENT | NONE | ALL | PARTIAL | _____ |
| UTILITIES | NONE | ALL | PARTIAL | _____ |

INCOME DATA SUMMARY: Provide latest three year history.

| | Last Year | Two Years Ago | Three Years Ago |
|--------------------------------------|-------------|------------------|--------------------|
| | Year: _____ | Year: _____ | Year: _____ |
| POTENTIAL CHARGES TO TENANTS | = \$ _____ | \$ _____ | \$ _____ |
| VACANCY AND COLLECTION LOSS (ACTUAL) | - _____ | _____ | _____ |
| ADJUSTED GROSS INCOME | = _____ | _____ | _____ |
| CHARGES TO TENANTS | + _____ | _____ | _____ |
| OTHER INCOME (SERVICE, MISC., ETC.) | + _____ | _____ | _____ |
| EFFECTIVE GROSS INCOME | = _____ | _____ | _____ |
| TOTAL OF ALL EXPENSES | - _____ | _____ | _____ |
| NET OPERATING INCOME | = \$ _____ | \$ _____ | \$ _____ |

ADDITIONAL INFORMATION / REMARKS:

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

INDUSTRIAL PARK / MANUFACTURING / DISTRIBUTION 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 | Two Years Ago | Three Years Ago |
|---|-----------------|------------------|--------------------|
| | Year: _____ | Year: _____ | 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 = | \$ _____ | \$ _____ | \$ _____ |

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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 | | | | | = | \$ _____ |

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