

2014 ANNUAL INCOME AND EXPENSE REPORT SUMMARY - STERLING, CT

Owner Name _____ Property Location _____
 Mailing Address _____

 _____ Phone Number _____
 City/State/Zip _____

1 **Primary Property Use** (Check One) Apartment Office Retail Mixed Use Industrial Other _____

2 Gross Building Area
 (Including Owner-Occupied Space) _____ Sq. Ft. 6 Number of Parking Spaces _____
 3 Net Leasable Area _____ Sq. Ft. 7 Actual Year Built _____
 4 Owner-Occupied Area _____ Sq. Ft. 8 Year Remodeled _____
 5 Number Of Units _____

INCOME	
9 Apartment Rentals (From Schedule A)	_____
10 Office Rentals (From Schedule B)	_____
11 Retail Rentals (From Schedule B)	_____
12 Industrial Rentals (From Schedule B)	_____
13 Other Rentals (From Schedule B)	_____
14 Parking Rentals	_____
15 Other Property Income	_____
16 TOTAL POTENTIAL INCOME (Add Line 9 Through Line 15)	_____
17 Loss Due to Vacancy and Collection	_____
18 EFFECTIVE ANNUAL INCOME (Line 16 Minus Line 17)	_____

EXPENSES	
19 Heating/Air Conditioning	_____
20 Electricity	_____
21 Other Utilities	_____
22 Payroll (Except management)	_____
23 Supplies	_____
24 Management	_____
25 Insurance	_____
26 Common Area Maintenance	_____
27 Leasing Fees / Commissions / Adv.	_____
28 Legal and Accounting	_____
29 Elevator Maintenance	_____
30 Tenant Improvements	_____
31 General Repairs	_____
32 Other (Specify) _____	_____
33 Other (Specify) _____	_____
34 Other (Specify) _____	_____
35 Security	_____
TOTAL EXPENSES (Add Lines 19 Through 35)	_____
36 NET OPERATING INCOME (Line 20 Minus Line 38)	_____
Capital Expenses	_____
Real Estate Taxes	_____

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) _____
 TITLE _____
 DATE _____
 TELEPHONE _____

RETURN TO THE ASSESSOR ON OR BEFORE JUNE 1, 2015