

**INCOME/EXPENSE ANALYSIS: DUPLEX/MULTI-FAMILY**

For Calendar Year **2016**

**REAL ESTATE DIVISION**

**CONFIDENTIAL**

**Per F. S. 195.027**

Marsha M. Faux, CFA, ASA  
Polk County Property Appraiser  
255 N. Wilson Avenue  
Bartow, Florida 33830-3901

**BUSINESS NAME:** \_\_\_\_\_

**PROPERTY ADDRESS:** \_\_\_\_\_

**REAL ESTATE #:** \_\_\_\_\_

**INCOME COLLECTED:**

Rental Income	\$ _____
Miscellaneous Income	\$ _____
<b>Total Income</b>	<b>\$ _____</b>

**OPERATING EXPENSES:**

Management Fee (include wages)	\$ _____
Leasing Fee	\$ _____
Total Payroll Expenses (except management)	\$ _____
Other Administrative Costs	\$ _____
Supplies	\$ _____
Utilities	\$ _____
Water, Sewage and Garbage	\$ _____
Maintenance and Repairs (Interior and Exterior)	\$ _____
Painting and Decorating (Interior and Exterior)	\$ _____
Services (Yard care, Exterminating, Window cleaning, etc.)	\$ _____
Advertising	\$ _____
Insurance (1 years premium)	\$ _____
Real Estate Taxes	\$ _____
Other Taxes, Fee Permits, Licenses	\$ _____
Miscellaneous	\$ _____
<b>Total Operating Expenses</b>	<b>\$ _____</b>

**RESERVES FOR REPLACEMENT:**

Painting	\$ _____
Roof	\$ _____
Heating and A/C System	\$ _____
Other (Detail Items)	\$ _____
<b>Total Reserves for Replacements</b>	<b>\$ _____</b>

**TOTAL EXPENSES** \$ \_\_\_\_\_

**NET OPERATING INCOME** \$ \_\_\_\_\_

Do You Provide Any Services Included in Rent i.e., (utilities, water, sewage or garbage, cable to tenants?)

\_\_\_\_\_

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TYPE OF APARTMENTS	SQ. FT. OF APARTMENTS	NUMBER OF APARTMENTS	MONTHLY RENT	ANNUAL GROSS POTENTIAL
Efficiency				
Studio				
1 Br 1 Bath				
2 Br 1 Bath				
2 Br 1 ½ Bath				
2 Br 2 Bath				
3 Br 2 Bath				
Townhouse 2Br				
Townhouse 3 Br				
Other				

<b>TOTAL NUMBER OF UNITS</b>	_____	<b>SUB TOTAL</b>	_____
<b>NUMBER OF UNITS VACANT (Yearly Average)</b>	_____	<b>OTHER INCOME</b>	_____
		<b>TOTAL</b>	_____

SIGNATURE/TITLE \_\_\_\_\_

DATE \_\_\_\_\_ TELEPHONE # \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_