

INCOME/EXPENSE ANALYSIS: DUPLEX/MULTI-FAMILY

For Calendar Year **2017**
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	\$ _____
Total Income	\$ _____

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	\$ _____
Total Operating Expenses	\$ _____

RESERVES FOR REPLACEMENT:

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

TOTAL EXPENSES \$ _____

NET OPERATING INCOME \$ _____

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

INCOME/EXPENSE ANALYSIS: DUPLEX/MULTI-FAMILY

For Calendar Year **2017**

REAL ESTATE DIVISION

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				

TOTAL NUMBER OF UNITS _____ **SUB TOTAL** _____

NUMBER OF UNITS VACANT _____ **OTHER INCOME** _____
(Yearly Average) _____ **TOTAL** _____

SIGNATURE/TITLE _____

DATE _____ TELEPHONE # _____

EMAIL ADDRESS _____