



Marsha M. Faux, CFA, ASA

Polk County Property Appraiser

INCOME/EXPENSE ANALYSIS: HOTELS

(For Calendar Year 1/1/2020 through 12/31/2020)

REAL ESTATE DIVISION

BUSINESS NAME: _____

PROPERTY LOCATION: _____

PARCEL ID: _____

PROPERTY TYPE	TOTAL ROOM COUNT	AVG. OCCUPANCY	AVG DAILY RATE (ADR)	REVPAR
FULL SERVICE				
LIMITED SERVICE				
EXTENDED STAY				
OTHER				

INCOME:

RENTAL INCOME \$ _____

FOOD AND BEVERAGE \$ _____

BANQUET AND CONVENTION \$ _____

RETAIL / RESTAURANT RENTAL \$ _____

OTHER INCOME \$ _____

TOTAL INCOME \$ _____

COST OF GOODS SOLD EXPENSE

FOOD AND BEVERAGE \$ _____

BANQUET AND CONVENTION \$ _____

OTHER DIRECT EXPENSE \$ _____

TOTAL COSTS & EXPENSES \$ _____

GROSS OPERATING INCOME \$ _____

OPERATING EXPENSES

FRANCHISE FEE \$ _____

ADMINISTRATIVE \$ _____

 ADMINISTRATIVE & GENERAL

 MANAGEMENT FEES \$ _____

 ADVERTISING \$ _____

 PAYROLL EXPENSE \$ _____

 OTHER ADMINISTRATIVE \$ _____

MAINTENANCE & REPAIRS \$ _____

 ELECTRIC, PLUMBING, HVAC REPAIRS \$ _____

 EXTERIOR REPAIRS \$ _____

 PARKING LOT \$ _____

 ROOF REPAIR \$ _____

 JANITORIAL \$ _____

 MISC. MAINTENANCE & REPAIRS \$ _____



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OPERATING EXPENSES CONTINUED

UTILITIES		\$ _____
ELECTRCITY	\$ _____	
WATER & SEWER	\$ _____	
CABLE/INTERNET	\$ _____	
SERVICES		\$ _____
TRASH REMOVAL	\$ _____	
LANDSCAPING	\$ _____	
SECURITY	\$ _____	
MISCELLANEOUS	\$ _____	
RETAIL / RESTAURANT RENTAL	\$ _____	
REAL ESTATE TAXES	\$ _____	
REAL ESTATE INSURANCE	\$ _____	
OTHER EXPENSES	\$ _____	
RESERVES FOR REPLACEMENT	\$ _____	
TOTAL OPERATING EXPENSES		\$ _____
TOTAL OPERATING & COSTS EXPENSES		\$ _____
NET OPERATING INCOME		\$ _____
CAPITAL EXPENDITURES		\$ _____

ADDITIONAL SITE INFORMATION				
AMENITY	SIZE (SqFt)	LEASED OR OWNER OCCUPIED	IF LEASED MONTHLY RATE	TERMS OF LEASE
RESTAURANT				
LOUNGE				
BANQUET FACILITIES				
CONVENTION ROOMS				
OTHER				
OTHER				
OTHER				

MISCELLANEOUS INFORMATION:			
MORTGAGE	\$ _____	INTEREST	_____ %
TERM IN YEARS	_____	DEPRECIATION	\$ _____
OTHER			

SIGNATURE/TITLE _____
DATE _____ **TELEPHONE #** _____
EMAIL ADDRESS _____