



**Marsha M. Faux, CFA, ASA**  
Polk County Property Appraiser  
**INCOME/EXPENSE ANALYSIS: RESTAURANT**  
(For Calendar Year 1/1/2020 through 12/31/2020)  
**REAL ESTATE DIVISION**

**BUSINESS NAME:** \_\_\_\_\_  
**PROPERTY LOCATION:** \_\_\_\_\_  
\_\_\_\_\_  
**PARCEL ID:** \_\_\_\_\_

**INCOME:**  
RENTAL INCOME \$ \_\_\_\_\_  
VACANCY % (Sqft) \_\_\_\_\_  
TENANT REIMBURSEMENTS  
INSURANCE \$ \_\_\_\_\_  
REAL ESTATE TAXES \$ \_\_\_\_\_  
OTHER \$ \_\_\_\_\_  
TOTAL REIMBURSEMENTS \$ \_\_\_\_\_  
**TOTAL INCOME** \$ \_\_\_\_\_

**EXPENSES:**  
MANAGEMENT \$ \_\_\_\_\_  
ADMINISTRATIVE \$ \_\_\_\_\_  
INSURANCE \$ \_\_\_\_\_  
UTILITIES \$ \_\_\_\_\_  
MAINTENANCE AND REPAIRS \$ \_\_\_\_\_  
OTHER BLDG. EXPENSES \$ \_\_\_\_\_  
COMMON AREA MAINTENANCE \$ \_\_\_\_\_  
REAL ESTATE TAXES \$ \_\_\_\_\_  
RESERVES \$ \_\_\_\_\_  
**TOTAL EXPENSES** \$ \_\_\_\_\_  
**NET OPERATING INCOME** \$ \_\_\_\_\_

MORTGAGE \$ \_\_\_\_\_  
INTEREST \_\_\_\_\_ %  
DEPRECIATION \$ \_\_\_\_\_  
OTHER \$ \_\_\_\_\_  
**CAPITAL EXPENDITURES** \$ \_\_\_\_\_

**SIGNATURE/TITLE** \_\_\_\_\_  
**DATE** \_\_\_\_\_ **TELEPHONE #** \_\_\_\_\_  
**EMAIL ADDRESS** \_\_\_\_\_