



# Marsha M. Faux, CFA, ASA

Polk County Property Appraiser

## INCOME/EXPENSE ANALYSIS: SELF STORAGE WAREHOUSE

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

REAL ESTATE DIVISION

**BUSINESS NAME:**

\_\_\_\_\_

**PROPERTY LOCATION:**

\_\_\_\_\_

**PARCEL ID:**

\_\_\_\_\_

**INCOME:**

RENTAL INCOME

\$ \_\_\_\_\_

VACANCY

\_\_\_\_\_ % \_\_\_\_\_ # UNITS

OTHER INCOME

\$ \_\_\_\_\_

**TOTAL INCOME**

\$ \_\_\_\_\_

**EXPENSES:**

MANAGEMENT

\$ \_\_\_\_\_

ADMINISTRATIVE

\$ \_\_\_\_\_

INSURANCE

\$ \_\_\_\_\_

UTILITIES

\$ \_\_\_\_\_

MAINTENANCE & REPAIRS

\$ \_\_\_\_\_

OTHER BLDG. EXPENSES

\$ \_\_\_\_\_

COMMON AREA MAINTENANCE

\$ \_\_\_\_\_

REAL ESTATE TAXES

\$ \_\_\_\_\_

RESERVES

\$ \_\_\_\_\_

**TOTAL EXPENSES**

\$ \_\_\_\_\_

**NET OPERATING INCOME**

\$ \_\_\_\_\_

MORTGAGE

\$ \_\_\_\_\_

INTEREST

\_\_\_\_\_ %

DEPRECIATION

\$ \_\_\_\_\_

OTHER

\$ \_\_\_\_\_

**CAPITAL EXPENDITURES**

\$ \_\_\_\_\_



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### REAL ESTATE DIVISION

PARCEL ID: \_\_\_\_\_

#### NON-CLIMATIZED UNITS

UNIT DIMENSIONS	NUMBER OF UNITS	MONTHLY RENT	TOTAL # UNITS VACANT
5 X 5			
5 X 10			
7 X 10			
5 X 15			
10 X 10			
10 X 15			
10 X 20			
10 X 25			

#### CLIMATIZED UNITS

UNIT DIMENSIONS	NUMBER OF UNITS	MONTHLY RENT	TOTAL # UNITS VACANT
5 X 5			
5 X 10			
7 X 10			
5 X 15			
10 X 10			
10 X 15			
10 X 20			
10 X 25			

#### OPEN STORAGE SPACE

COVERED (YES/NO)	NUMBER OF SPACES	MONTHLY RENT	UTILITIES INCLUDED (ELECTRIC, WATER)	TOTAL # SPACES VACANT

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