

# 2008 ANNUAL INCOME AND EXPENSE REPORT SUMMARY

Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Parcel ID: \_\_\_\_\_

1. Primary Property Use: \_\_\_\_\_ If incorrect or changed, specify \_\_\_\_\_
2. Gross Building Area (Including Owner-Occupied Space) \_\_\_\_\_ Sq. Ft.      6. Number of Parking Spaces \_\_\_\_\_
3. Net Leasable Area \_\_\_\_\_ Sq. Ft.      7. Actual Year Built \_\_\_\_\_
4. Owner-Occupied Area \_\_\_\_\_ Sq. Ft.      8. Year Remodeled \_\_\_\_\_
5. No. of Units \_\_\_\_\_



IF YOUR PROPERTY IS 100% OWNER-OCCUPIED OR 100% LEASED TO A RELATED CORPORATION, BUSINESS, FAMILY MEMBER OR OTHER RELATED ENTITY, PLEASE INDICATE BY CHECKING THE BOX AND RETURN TO ASSESSOR'S OFFICE.

## **INCOME – 2008** (Use Potential Gross Income from Schedules A & B)

9. Apartment Rental (Totals Schedule A) \_\_\_\_\_
10. Office Rentals (Totals Schedule B) \_\_\_\_\_
11. Retail Rentals (Totals Schedule B) \_\_\_\_\_
12. Mixed Rentals (Totals Schedule B) \_\_\_\_\_
13. Shopping Center Rentals (Totals Schedule B) \_\_\_\_\_
14. Industrial Rentals (Totals Schedule B) \_\_\_\_\_
15. Other Rentals (Totals Schedule B) \_\_\_\_\_
16. Parking Rentals (Totals Schedule B) \_\_\_\_\_
17. Other Property Income \_\_\_\_\_
18. **Potential Gross Income** (add line 9 thru line 17) \_\_\_\_\_
19. Income Loss due to Vacancy \_\_\_\_\_
20. **Effective Annual Income** (line 18 minus line 19) \_\_\_\_\_

## **EXPENSES – 2008**

21. Heating / Air Conditioning \_\_\_\_\_
22. Electricity \_\_\_\_\_
23. Other Expenses \_\_\_\_\_
24. Payroll (except management, repair) \_\_\_\_\_
25. Supplies \_\_\_\_\_
26. Management \_\_\_\_\_
27. Insurance \_\_\_\_\_
28. Common Area Maintenance \_\_\_\_\_
29. Leasing Fees/Commissions/Advertising \_\_\_\_\_
30. Legal and Accounting \_\_\_\_\_
31. Elevator Maintenance \_\_\_\_\_
32. Security \_\_\_\_\_
33. Amortized Expenses (Apportioned for 2008 year) \_\_\_\_\_
34. Other (specify) \_\_\_\_\_
35. Other (specify) \_\_\_\_\_
36. Other (specify) \_\_\_\_\_
37. **Total Expenses** (add lines 21 thru 36) \_\_\_\_\_
38. Reimbursed Expenses from Tenants \_\_\_\_\_  
(Do not include Real Estate Taxes)
39. **Net Expenses** (line 37 minus line 38) \_\_\_\_\_
40. **Net Operating Income** (line 20 minus line 39) \_\_\_\_\_
41. Capital Expenses \_\_\_\_\_
42. Real Estate Taxes \_\_\_\_\_
43. Mortgage Payment (principal and interest) \_\_\_\_\_

### **AFFIDAVITE:**

I DO HEREBY DECLARE UNDER PENALTIES OF FALSE STATEMENT THAT THE FOREGOING INFORMATION, ACCORDING TO THE BEST OF MY KNOWLEDGE, REMEMBRANCE AND BELIEF IS A COMPLETE AND TRUE STATEMENT OF ALL THE INCOME AND EXPENSES ATTRIBUTABLE TO THE ABOVE IDENTIFIED PROPERTY (Section 12-63c (d) of the Connecticut General Statutes).

NAME (Print): \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

**RETURN TO THE ASSESSOR ON/OR BEFORE JUNE 1, 2009 TO AVOID 10% PENALTY**



# VERIFICATION OF PURCHASE PRICE

(COMPLETE IF THE PROPERTY WAS ACQUIRED ON OR AFTER JANUARY 1, 2008)

Purchase Price \$ \_\_\_\_\_ Down Payment \$ \_\_\_\_\_ Date of Purchase \_\_\_\_\_

(Check one)

1<sup>st</sup> Mortgage \$ \_\_\_\_\_ Interest Rate \_\_\_\_\_ % Payment Schedule Term \_\_\_\_\_ Years  
 2<sup>nd</sup> Mortgage \$ \_\_\_\_\_ Interest Rate \_\_\_\_\_ % Payment Schedule Term \_\_\_\_\_ Years  
 Other \$ \_\_\_\_\_ Interest Rate \_\_\_\_\_ % Payment Schedule Term \_\_\_\_\_ Years

Fixed	Variable

Did the purchase price include a payment for: Furniture: \_\_\_\_\_ Equipment: \_\_\_\_\_ Other (Specify): \_\_\_\_\_

Was the sale between Related Parties: (Circle One) Yes No Approximate vacancy at date of purchase \_\_\_\_\_ %

Was an appraisal used in the purchase of Financing: (Circle One) Yes No Appraised Value: \_\_\_\_\_  
 Name of Appraiser: \_\_\_\_\_

Is property currently listed for sale: (Circle One) Yes No

If property is listed for sale, list asking price: \$ \_\_\_\_\_ Date Listed: \_\_\_\_\_ Broker: \_\_\_\_\_

Remarks – Please explain any special circumstances or reasons concerning your purchase (i.e. Vacancy, conditions of sale, etc.)

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