

**Town of North Branford Assessor's Office**

**Industrial Property  
Income and Expense Survey for Calendar Year 2010**

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Property Name (if applicable): \_\_\_\_\_

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

Form Preparer/Position: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**General Data**

Which of the following best describes your property? (Check one.)

- Single-tenant investment
- Owner-user
- Owner-user and tenant(s)
- Multi-tenant investment
- Other (describe)

Which of the following reflects the primary use of your property? (Check one.)

- Warehouse/Distribution
- Manufacturing
- Hi-tech/Research/Development
- Multi-bay, mixed-use
- Other (describe)

Number of buildings

- One
- Two
- Three
- More than three

Gross Building Area (GBA): \_\_\_\_\_ square feet

Total Office Area: \_\_\_\_\_ square feet

Total Rentable Area<sup>1</sup>: \_\_\_\_\_ square feet

Parking Available: \_\_\_\_\_ (# of places)

Typical Lease Structure (Please include a copy of a typical lease)

- Gross<sup>2</sup>
- Net<sup>3</sup>
- Absolute Net<sup>4</sup>

**Potential Annual Gross Income**

Gross Rental Income \_\_\_\_\_ square feet \$ \_\_\_\_\_ / sq. ft. = \$ \_\_\_\_\_

Gross Rental Income \_\_\_\_\_ square feet \$ \_\_\_\_\_ / sq. ft. = \$ \_\_\_\_\_

Gross Rental Income \_\_\_\_\_ square feet \$ \_\_\_\_\_ / sq. ft. = \$ \_\_\_\_\_

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- 1 Total area included in tenant lease(s).
  - 2 Owner pays all expenses.
  - 3 Owner pays only a few expenses; tenant(s) pays some expenses directly, such as utilities or interior maintenance.
  - 4 Tenant pays for all expenses, including real-estate taxes and insurance.

(Industrial Property Cont'd)

Total Potential Gross Income \$ \_\_\_\_\_

**Vacancy** (annualized): \_\_\_\_\_%

Annual Operating Expenses

Real Estate Taxes \$ \_\_\_\_\_

Personal Property Taxes \$ \_\_\_\_\_

Insurance \$ \_\_\_\_\_

Administrative/Legal/Accounting \$ \_\_\_\_\_

Repairs and Maintenance \$ \_\_\_\_\_

Trash/Snow Removal \$ \_\_\_\_\_

Management Fee \$ \_\_\_\_\_

Utilities \$ \_\_\_\_\_

Total Operating Expenses \$ \_\_\_\_\_

Yes No

Do any of the figures include capital expenditures or extraordinary costs which vary from typical operating expenses? If yes, please explain on a separate page.

Please attach comments or other information on a separate page.

\_\_\_\_\_/\_\_\_\_\_  
Signature/Position Date