

Town of North Branford Assessor's Office

**Industrial Property
Income and Expense Survey for Calendar Year 2009**

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 Area¹: _____ square feet

Parking Available: _____ (# of places)

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

- Gross²
- Net³
- Absolute Net⁴

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. = \$ _____

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