

2011 ANNUAL INCOME AND EXPENSE REPORT

Property Address: <Location>

<Map>-<Block>-<Lot>-<Unit>

1. Primary use of Property (Check One) Apartment; Office; Retail; Mixed Use; Shopping Center; Industrial; Other _____
2. Gross Bldg. Area* _____ Sq. Ft. 5. Number of Units _____
3. Net Leasing Area* _____ Sq. Ft. 6. Number of Parking Spaces _____
- *Including owner occupied space, if any.
4. Owner Occupied Area (If Any) _____ Sq. Ft. 7. Year Built _____
8. Year Remodeled _____

ACTUAL INCOME (2011 CALENDAR YEAR)

9. Apartments (Complete Schedule A) \$ _____
10. Office Buildings (Complete Schedule B) \$ _____
11. Retail Buildings (Complete Schedule B) \$ _____
12. Mixed Rentals (Complete Schedule B) \$ _____
13. Shopping Centers (Complete Schedule B) \$ _____
14. Industrial (Complete Schedule B) \$ _____
15. Vacant Areas (Estimated) (Complete Schedule B) \$ _____
16. Owner Occupied Area (Complete Schedule B) \$ _____
17. Other Rentals (Complete Schedule B) \$ _____
18. Other Property Income (Specify) _____ \$ _____
19. Parking Rental;(Num. Spaces): _____ \$ _____
20. TOTAL POTENTIAL INCOME (add lines 9 through 19) \$ _____
21. Loss due to Vacancy and Collection Loss (-) \$ _____
22. EFFECTIVE ANNUAL INCOME (line 20 minus line 21) \$ _____

(Complete Schedules A or B on Page 2)

(Enter only if paid by property owner) >

Please be sure to complete all 3 pages

ACTUAL EXPENSES (2011 CALENDAR YEAR)

23. Heating/Air Conditioning \$ _____
24. Electricity \$ _____
25. Other Utilities \$ _____
26. Payroll (except management, repairs and decorating) \$ _____
27. Supplies (janitorial, etc.) \$ _____
28. Management \$ _____
29. Insurance \$ _____
30. Common Area Maintenance \$ _____
31. Leasing Fees/commissions/Advertising \$ _____
32. Legal/Accounting \$ _____
33. Elevator Maintenance \$ _____
34. Security \$ _____
35. Repairs _____) \$ _____
36. Other (Specify) - _____) \$ _____
37. Other (Specify) - _____) \$ _____
38. TOTAL ACTUAL EXPENSES (add lines 23-37) \$ _____
39. NET OPERATING INCOME (line 22 minus line 38) \$ _____
40. Capital Expenditures \$ _____
41. Real Estate Taxes \$ _____
42. Mortgage Payments (Principal & Interest) \$ _____
43. Depreciation \$ _____
44. Amortization \$ _____

FAILURE TO FILE BEFORE JUNE 1, 2012 WILL RESULT IN A 10% ASSESSMENT PENALTY.

<Location>

VERIFICATION OF PURCHASE PRICE

(COMPLETE VERIFICATION SECTION ONLY IF PROPERTY TRANSACTION OCCURRED WITHIN PAST THREE (3) YEARS)

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

(Check One)

FIRST MORTGAGE	\$ _____	Interest Rate _____ %	Payment Schedule Term _____	Years _____
2ND 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? \$ _____ (Value) Equipment? \$ _____ (Value) Other (Specify) \$ _____ (Value)

Was the Sale between related parties? Yes No Approximate Vacancy as of Date of Purchase _____ %

Was an Appraisal used in the purchase Financing? Yes No If "Yes"; Appraised Value: \$ _____

Name of Appraiser: _____

REMARKS (Explain special circumstances or reasons for your purchase): _____

HAS THIS PROPERTY BEEN LISTED FOR SALE IN THE PAST THREE YEARS? Yes No Date Listed: _____

ASKING PRICE? \$ _____ Broker: _____

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 expense attributable to the above identified property. (Section 12-63c (d) of the Connecticut General Statutes).

Signed: _____ Phone: (____) _____

Signature of Owner or Preparer

Print Name/Title: _____ Date: _____

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