

B. Has there been a professional appraisal on this real property in the last five years? Yes No

If yes, appraiser's estimate of value \$ _____ Date of value _____

C. ANNUAL INCOME (for calendar year 2019)

Rental Income:

- 01 Potential rental income..... _____
- 02 Sales of utilities/services..... _____
- 03 Overage/Percentage rental _____
- 04 Other rental income (Specify _____) _____
- 05 Income loss from vacancy (2019)..... _____
- 06 Income loss from bad debts (2019)..... _____
- 07 Actual rental income received (Total of lines 01 through 04, less lines 05 and 06)..... _____

Other Income:

- 08 Parking and special areas _____
- 09 Other rental income (Specify: _____) _____
- 10 Miscellaneous (Specify _____) _____
- 11 Miscellaneous (Specify: _____) _____
- 12 Miscellaneous (Specify: _____) _____
- 13 Miscellaneous (Specify: _____) _____
- 14 TOTAL ACTUAL INCOME (Sum of lines 07 through 13)..... _____

D. CAPITAL IMPROVEMENTS, RENOVATIONS

Have there been Capital Improvements or Capital Renovations to the property during this reporting period?

Yes No

If yes, please provide total cost here and attach a detailed list on a separate page. _____

Reflect only the capital costs that were actually expensed in calendar year 2019.

E. ANNUAL OPERATING EXPENSES

Utilities:

- 15 Water and sewer
- 16 Electricity (excludes HVAC)
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- 17 Primary heating fuel (Specify: _____)
- 18 Other fuel (Specify: _____)
- TOTAL UTILITIES**

Maintenance & Repairs:

- 19 Maintenance payroll (including payroll taxes and benefits)
- 20 HVAC repairs
- 21 Electric/plumbing repairs
- 22 Elevator repairs
- 23 Roof repairs
- 24 Other common area or exterior repairs
- 25 Redecorating costs (carpet, paint, etc.)
- 26 Miscellaneous repairs (Specify: _____)
- TOTAL MAINTENANCE & REPAIRS**

Management and Administrative:

- 27 Management fees
- 28 Other administrative/payroll (including payroll taxes and benefits)
- TOTAL MANAGEMENT AND ADMINISTRATIVE**

Services:

- 29 Janitorial/cleaning (payroll/contract)
- 30 Landscape (grounds maintenance)
- 31 Trash
- 32 Security
- 33 Snow removal
- TOTAL SERVICES**

Insurance and Taxes (excluding payroll taxes):

- 34 Estimated 2019 Alexandria Stormwater Utility Fee
- 35 Insurance, Fire, Casualty (one year)
- 36 Other taxes, fees
- 37 Real Estate Taxes
- TOTAL INSURANCE AND TAXES**

Total Operating Expenses:

- 38 Total Expenses**

F. NET OPERATING INCOME (Section C, line 14 less Section E, line 38)