



Town of Vernon Assessor's Office

8 Park Place, Vernon, CT 06066
Tel: (860) 870-3625
Fax: (860) 870-3586
E-mail: dwheeler@vernon-ct.gov

Industrial Property
Income and Expense Survey for Calendar Year 2019

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.
Please submit prior to June 1st, 2020 to avoid a 10% Assessment Penalty

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):
Total Office Area:
Total Rentable Area:
Parking Available:
Typical Lease Structure (Please include a copy of a typical lease)
Gross Net Absolute Net

Potential Annual Gross Income

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.



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(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