

# TOWN OF NEWINGTON

## 2014 ANNUAL INCOME AND EXPENSE REPORT

### MULTI-FAMILY PROPERTIES

*Note: Information provided is CONFIDENTIAL, in accordance with Connecticut Law*

Owner \_\_\_\_\_ Property Name (if applicable): \_\_\_\_\_  
 Property Address \_\_\_\_\_ Label goes here \_\_\_\_\_  
 Acct # / PID \_\_\_\_\_

If mailing address has changed please update: \_\_\_\_\_  
 \_\_\_\_\_

**PROPERTY INFORMATION**

No. of Bldgs: \_\_\_\_\_ Gross Bldg Area: \_\_\_\_\_ (SqFt) Net Rentable Area: \_\_\_\_\_ (SqFt)

**Parking:** No. Open Spaces: \_\_\_\_\_ No. Carport Spaces: \_\_\_\_\_ No. Garage Units: \_\_\_\_\_

**Amenities:** On-Site Laundry: Yes \_\_\_ No \_\_\_ Pool Yes \_\_\_ No \_\_\_ Tennis Court(s) Yes \_\_\_ No \_\_\_

**UNIT CONFIGURATION**

Total No. of Units: \_\_\_\_\_ Unit Mix: No. Townhouses: \_\_\_\_\_ No. Flats: \_\_\_\_\_

Number of: Studio/Eff Units: \_\_\_\_\_ (1) Bdrm Units: \_\_\_\_\_ 2 Bdrm Units: \_\_\_\_\_ (3) Bdrm Units: \_\_\_\_\_

Superintendent's Unit: Yes \_\_\_ No \_\_\_ Location: \_\_\_\_\_

Type/Style*	No. Units	Total Rooms	No. Beds	No. Baths	Size (SqFt)	Furnished		Current Asking Rent
						Yes	No	
<b>Total Units:</b>								

\* Town house; Flat; Studio/efficiency

Which of the following is *included* in the rent:

Water & Sewer  Electricity  Cable TV  Heat  Refrigerator  Stove/Range  Dishwasher

Other (explain): \_\_\_\_\_

No. of Units *Currently* Vacant: \_\_\_\_\_ Average Annual Vacancy in 2014: \_\_\_\_\_ %

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**NOTE: IN LIEU OF COMPLETING *THIS PAGE* YOU MAY SUBMIT SCHEDULE E AS REPORTED TO IRS (PAGES 1 & 3 MUST BE COMPLETED AND RETURNED)**

### 2014 ACTUAL RENT & INCOME COLLECTED

Apartment Rents	\$ _____
Parking Rents	\$ _____
Superintendent Unit Rent	\$ _____
Laundry Rent	\$ _____
All Other Income	\$ _____

**All 2014 Income Collected:**      \$

### 2014 ANNUAL OPERATING EXPENSES

**Fixed Expenses:**

Real Estate Taxes	\$ _____
Personal Property Taxes	\$ _____
Property Insurance	\$ _____

**Variable Expenses:**

Advertising	\$ _____
Cleaning & Maintenance	\$ _____
Commissions	\$ _____
Insurance	\$ _____
Legal & Professional Fees	\$ _____
Management Fee	\$ _____
Repairs	\$ _____
Supplies	\$ _____
Painting	\$ _____
Utilities	\$ _____
Security	\$ _____
Snow plowing/Lawn care	\$ _____
Exterminating	\$ _____
Administrative Costs	\$ _____
Advertising	\$ _____
Reserves for Replacement	\$ _____
Other (explain)	\$ _____
Other (explain)	\$ _____

**All 2014 Operating Expenses:**      \$

# TOWN OF NEWINGTON 2014 ANNUAL INCOME AND EXPENSE REPORT

## TOWN OF NEWINGTON VERIFICATION OF SALE PRICE AND FINANCING

**COMPLETE THIS SECTION ONLY IF PROPERTY WAS ACQUIRED OR REFINANCED IN PAST (3) YEARS OTHERWISE PROCEED TO SIGNATURE SECTION**

PURCHASE PRICE \$ \_\_\_\_\_ DOWN PAYMENT \$ \_\_\_\_\_ DATE OF PURCHASE \_\_\_\_\_  
 DATE OF LAST APPRAISAL \_\_\_\_\_ APPRAISAL FIRM \_\_\_\_\_ APPRAISED VALUE \$ \_\_\_\_\_

			(Check One)
FIRST MORTGAGE \$ _____	INTEREST RATE _____ %	PAYMENT SCHEDULE TERM _____ YEARS	FIXED
SECOND MORTGAGE \$ _____	INTEREST RATE _____ %	PAYMENT SCHEDULE TERM _____ YEARS	VARIABLE
OTHER \$ _____	INTEREST RATE _____ %	PAYMENT SCHEDULE TERM _____ YEARS	
CHattel MORTGAGE \$ _____	INTEREST RATE _____ %	PAYMENT SCHEDULE TERM _____ YEARS	

DID PURCHASE PRICE INCLUDE: FURNITURE? \$ \_\_\_\_\_ (Value) EQUIPMENT? \$ \_\_\_\_\_ (Value) OTHER (Specify) \$ \_\_\_\_\_ (Value)

HAS THE PROPERTY BEEN LISTED FOR SALE IN THE PAST (3) YEARS OR SINCE YOUR PURCH YES  NO

IF YES, LIST THE ASKING PI\$ \_\_\_\_\_ DATE LISTED \_\_\_\_\_ BROKER NAME \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

ADDITIONAL REMARKS - Please explain any special circumstances or reasons concerning your purchase (i.e., vacancy, conditions of sale, etc.)

### ATTESTATION AND SIGNATURE

**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 EXPENSES ATTRIBUTABLE TO THE ABOVE IDENTIFIED PROPERTY (Section 12-63c(d) of the Connecticut General Statutes).**

SIGNATURE \_\_\_\_\_ NAME (Print) \_\_\_\_\_ DATE \_\_\_\_\_  
 TITLE \_\_\_\_\_ TELEPHONE \_\_\_\_\_ EMAIL \_\_\_\_\_