

TOWN OF NEWINGTON

2013 ANNUAL INCOME AND EXPENSE REPORT

Multi-Family Property

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

Account Number: S2664951_PID: 10427

Property Name: BALDWIN COURT

Property Address: 1 BALDWIN CT

Gross Bldg Area: _____ (Sq.Ft). Rentable Floor Area: _____ (Sq.Ft.)

Total Parking Available: _____

Total Number of Units: 3 Bdrm: _____ 2 Bdrm: _____ 1 Bdrm: _____ Studio/Eff: _____

<u>Apartment Configuration and Typical Lease Terms</u>				
Unit Configuration	# Units Furnished	# Units Unfurnished	Area (Sq. Ft.)	Typical Rent/Month
Efficiency/studio			_____	\$ _____
Total Rms / Beds / Baths:				
____ / ____ / ____	_____	_____	_____	\$ _____
____ / ____ / ____	_____	_____	_____	\$ _____
____ / ____ / ____	_____	_____	_____	\$ _____
____ / ____ / ____	_____	_____	_____	\$ _____
____ / ____ / ____	_____	_____	_____	\$ _____
____ / ____ / ____	_____	_____	_____	\$ _____
____ / ____ / ____	_____	_____	_____	\$ _____
____ / ____ / ____	_____	_____	_____	\$ _____

Potential Annual Gross Income

Apartments at 100% Occupancy (incl. employees' apartment(s)) x 12 mo. = \$ _____

Other Income (laundry, vending, storage, garages, etc.) \$ _____

Gross Potential Annual Income \$ _____

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

Water & Sewer Electricity Cable TV Heat

Refrigerator Stove/Range Dishwasher

Other (explain): _____

Annual vacancy for 2013: _____ % No. units currently vacant: _____

TOWN OF NEWINGTON

2013 ANNUAL INCOME AND EXPENSE REPORT

(Multi-family Property Cont'd.)

Vacancy and Collection Loss (annualized): \$ _____

Effective Gross Income (Potential less vacancy) \$ _____

Annual Operating Expenses

Fixed Expenses:

Real Estate Taxes \$ _____

Personal Property Taxes \$ _____

Property Insurance \$ _____

Variable Expenses:

Repairs and Maintenance \$ _____

Reserves \$ _____

Utilities \$ _____

Security \$ _____

Administrative Costs \$ _____

Management Fee \$ _____

Services \$ _____

Other (explain) \$ _____

Total Operating Expenses: \$ _____

Net Operating Income: \$ _____

Please include your Income Summary, rent roll & typical lease.

Yes No

 Do any of the expense figures above include capital expenditures or extraordinary costs which vary from typical operating expenses? If yes, please explain on a separate page and attach any other comments or information which may be helpful in understanding the nature of your property and applicable lease(s).

Signature / Title or Position

Date

Contact Telephone Number

Email Address

TOWN OF NEWINGTON

2013 ANNUAL INCOME AND EXPENSE REPORT

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

FIRST MORTGAGE	\$ _____	INTEREST RATE _____%	PAYMENT SCHEDULE TERM _____	YEARS	(Check One) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">FIXED</th> <th style="width: 50%;">VARIABLE</th> </tr> </thead> <tbody> <tr><td style="height: 15px;"> </td><td style="height: 15px;"> </td></tr> <tr><td style="height: 15px;"> </td><td style="height: 15px;"> </td></tr> <tr><td style="height: 15px;"> </td><td style="height: 15px;"> </td></tr> </tbody> </table>	FIXED	VARIABLE						
FIXED	VARIABLE												
SECOND MORTGAGE	\$ _____	INTEREST RATE _____%	PAYMENT SCHEDULE TERM _____	YEARS									
OTHER	\$ _____	INTEREST RATE _____%	PAYMENT SCHEDULE TERM _____	YEARS									
CHATTEL MORTGAGE	\$ _____	INTEREST RATE _____%	PAYMENT SCHEDULE TERM _____	YEARS									

DID THE PURCHASE PRICE INCLUDE A PAYMENT FOR: FURNITURE? \$ _____ (Value) EQUIPMENT? _____ (Value) OTHER (Specify) \$ _____ (Value)

HAS THE PROPERTY BEEN LISTED FOR SALE SINCE YOUR PURCHASE? (Check One) YES NO

IF YES, LIST THE ASKING PRICE \$ _____ DATE LISTED _____ BROKER _____

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

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 _____