

## 2024 ANNUAL INCOME AND EXPENSE REPORT SUMMARY - STERLING, CT

Owner Name \_\_\_\_\_ Property Location \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone Number \_\_\_\_\_  
City/State/Zip \_\_\_\_\_

1 Primary Property Use (Check One)  Apartment  Office  Retail  Mixed Use  Industrial  Other \_\_\_\_\_

2 Gross Building Area  
(Including Owner-Occupied Space) \_\_\_\_\_ Sq. Ft. 6 Number of Parking Spaces \_\_\_\_\_

3 Net Leasable Area \_\_\_\_\_ Sq. Ft. 7 Actual Year Built \_\_\_\_\_

4 Owner-Occupied Area \_\_\_\_\_ Sq. Ft. 8 Year Remodeled \_\_\_\_\_

5 Number Of Units \_\_\_\_\_

INCOME	EXPENSES
9 Apartment Rentals (From Schedule A)	19 Heating/Air Conditioning
10 Office Rentals (From Schedule B)	20 Electricity
11 Retail Rentals (From Schedule B)	21 Other Utilities
12 Industrial Rentals (From Schedule B)	22 Payroll (Except management)
13 Other Rentals (From Schedule B)	23 Supplies
14 Parking Rentals	24 Management
15 Other Property Income	25 Insurance
<b>16 TOTAL POTENTIAL INCOME</b> (Add Line 9 Through Line 15)	26 Common Area Maintenance
17 Loss Due to Vacancy and Collection	27 Leasing Fees / Commissions / Adv.
<b>18 EFFECTIVE ANNUAL INCOME</b> (Line 16 Minus Line 17)	28 Legal and Accounting
	29 Elevator Maintenance
	30 Tenant Improvements
	31 General Repairs
	32 Other (Specify) _____
	33 Other (Specify) _____
	34 Other (Specify) _____
	35 Security
	<b>37 TOTAL EXPENSES</b> (Add Lines 19 Through 35)
	<b>38 NET OPERATING INCOME</b> (Line 18 Minus Line 37)
	Capital Expenses _____
	Real Estate Taxes _____