

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

9 Apartment Rentals (From Schedule A)

10 Office Rentals (From Schedule B)

11 Retail Rentals (From Schedule B)

12 Industrial Rentals (From Schedule B)

13 Other Rentals (From Schedule B)

14 Parking Rentals

15 Other Property Income

16 **TOTAL POTENTIAL INCOME**

(Add Line 9 Through Line 15)

17 Loss Due to Vacancy and Collection

18 **EFFECTIVE ANNUAL INCOME**

(Line 16 Minus Line 17)

EXPENSES

19 Heating/Air Conditioning

20 Electricity

21 Other Utilities

22 Payroll (Except management)

23 Supplies

24 Management

25 Insurance

26 Common Area Maintenance

27 Leasing Fees / Commissions / Adv.

28 Legal and Accounting

29 Elevator Maintenance

30 Tenant Improvements

31 General Repairs

32 Other (Specify)

33 Other (Specify)

34 Other (Specify)

35 Security

37 **TOTAL EXPENSES**

(Add Lines 19 Through 35)

38 **NET OPERATING INCOME**

(Line 18 Minus Line 37)

Capital Expenses

Real Estate Taxes

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)

TITLE

DATE

TELEPHONE

RETURN TO THE ASSESSOR ON OR BEFORE JUNE 1, 2025