

INCOME AND EXPENSE:
WAREHOUSE / INDUSTRIAL PROPERTIES
Information received is confidential
and not open to public inspection.

<u>WAREHOUSE / INDUSTRIAL TYPE PROPERTIES</u>	YEARS		
Basement Gross Potential Income (Assumes 100% Occupied)			
Less Vacancy and Collection Loss			
Actual Basement Income Received			
First Floor Gross Potential Income (Assumes 100% Occupied)			
Less Vacancy and Collection Loss			
Actual First Floor Income Received			
Upper Floors Gross Potential Income (Assumes 100% Occupied)			
Less Vacancy and Collection Loss			
Actual Upper Floors Income Received			
Other Income (Please Explain)			
Total Actual Income (Effective Gross Income)			

(In lieu of completing this form a copy of an income and expense statement may be submitted. If a tax form is submitted accompanying schedules should be included.)

Rental Breakdown:

1. What is the total amount of:

Gross leasable area	Basement _____ S.F.	Net leasable area	Basement _____ S.F.
	First Floor _____ S.F.		First Floor _____ S.F.
	Upper Floors _____ S.F.		Upper Floors _____ S.F.

2. When determining annual rent, which of the leasable areas do you use? Gross Net

<p>Basement: <u>Rental Breakdown by Unit:</u> Date Effective: _____</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p> <p>First Floor:</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p> <p>Upper Floors:</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p>		<p>(Retail, Office, Warehouse, Shop, etc.)</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p> <p>_____ S.F. @ \$ _____ per S.F. Use _____</p>
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INCOME AND EXPENSE - WAREHOUSE / INDUSTRIAL PROPERTIES

<u>EXPENSE INFORMATION</u>	YEARS		
Management / Administrative			
Insurance			
Utilities			
Maintenance / Repair & Services			
Parking Lot Maintenance			
Lawn Care			
Advertising			
Legal			
Accounting			
Taxes (Real Estate)			
Miscellaneous (Specify)			
Miscellaneous (Specify)			
Miscellaneous (Specify)			
Miscellaneous (Specify)			
Miscellaneous (Specify)			
Reserves for Replacement			

LEASE INFORMATION

Please give a brief discription of the terms of the lease(s):

What expenses are the tenants responsible for? _____

COST INFORMATION

If you are the original owner of this property, please answer the following:	Date	Amount
Land Acquisition		
Building Construction Costs		
Paving, Landscaping, Etc. Costs		
Remodeling Costs		
If you have acquired this property as a unit, please answer the following questions:		
Purchase		
Remodeling Since Purchase (Explain)		
Purchase		
Remodeling Since Purchase (Explain)		
Description of Remodeling:		