**Mini-Storage Warehouses**

Property Name:

Parcel #

Total number of Units:       RV/Boat Spaces:       Other (Describe):

 Number Monthly Annual Rent

 Unit Sizes of Units Rent Total (12 Months)

      ft. X       ft.       X $      = $      X $

      ft. X       ft.       X $      = $      X $

      ft. X       ft.       X $      = $      X $

      ft. X       ft.       X $      = $      X $

      ft. X       ft.       X $      = $      X $

      ft. X       ft.       X $      = $      X $

      ft. X       ft.       X $      = $      X $

      ft. X       ft.       X $      = $      X $

      ft. X       ft.       X $      = $      X $

      ft. X       ft.       X $      = $      X $

      ft. X       ft.       X $      = $      X $

      ft. X       ft.       X $      = $      X $

Total

Does Manager live on site? [ ]  Yes [ ]  No If yes, give total square feet living area

Does Owner live on site? [ ]  Yes [ ]  No If yes, give total square feet living area

**Income Data Summary:** Provide latest three year history.

 Two Three

 Last Year Years Ago Years Ago

 Year:      Year:      Year:

Potential Gross Income (100% Occupancy) = $      $      $

Vacancy and Collection Loss -      -      -

Adjusted Gross Income =

Other Income (Vehicle Storage, Etc.\*) +      +      +

Effective Gross Income =

Total of all Expenses -      -      -

Net Operating Income $      $      $

\*Other income includes storage, default and lock sales, but excludes truck rental income.

Additional Information/Remarks

**Mini-Storage Warehouse Expense Data**

Provide Three Year History

Note: For proper analysis, all expenses reported should be **Actual** incurred each year.

**Disallowed Expenses**: Depreciation, Mortgage Debt Service and Property Tax

 Last Year Two Years Ago Three Years Ago

 Year:      Year:      Year:

**Actual Expenses**

Annual Insurance $      $      $

Management/Agent Fees

Advertising Promotion

Administrative/Salaries

Gas/Electric

Water/Sewer

Telephone

Bldg. Maintenance and Repairs

Parking Lot and Common Area

Service Contracts

Janitorial

Supplies

Other Expenses (Describe)

**Major Replacement/Repairs** (from Pg. 3)

**Total of all Expense**= $      $      $

**Last Year**

**Major Replacement/Repairs**

Date (Mo/Yr) Total Cost ÷ Avg. Life (Yrs) = Annual Amt.

Heating/Cooling       $      ÷       = $

Roofing       $      ÷       = $

Floor Coverings       $      ÷       = $

Appliances/Water Heater       $      ÷       = $

Painting (Multi-Unit)       $      ÷       = $

Others

       $      ÷       = $

Total for Last Year = $

**Two Years Ago**

**Major Replacement/Repairs**

Date (Mo/Yr) Total Cost ÷ Avg. Life (Yrs) = Annual Amt.

Heating/Cooling       $      ÷       = $

Roofing       $      ÷       = $

Floor Coverings       $      ÷       = $

Appliances/Water Heater       $      ÷       = $

Painting (Multi-Unit)       $      ÷       = $

Others

      $      ÷       = $

Total for Two Years Ago = $

**Three Years Ago**

**Major Replacement/Repairs**

Date (Mo/Yr) Total Cost ÷ Avg. Life (Yrs) = Annual Amt.

Heating/Cooling       $      ÷       = $

Roofing       $      ÷       = $

Floor Coverings       $      ÷       = $

Appliances/Water Heater       $      ÷       = $

Painting (Multi-Unit)       $      ÷       = $

Others

      $      ÷       = $

Total for Three Years Ago = $