**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 = $