**Shopping Centers**

**Name of Center:**

**Parcel #**

Type of Center:  Super Regional  Regional  Power  Community Neighborhood

Gross Square Feet**=**      Net Leasable Square Feet**=**

Major Tenant Sq Ft:       Non-Major Sq Ft:       Pad Sq Ft:

Type of Leases (Sq Ft): Net       Gross       Modified Gross

**Potential Charges to Tenants Tenant Pays Describe**

Common Area Maintenance None  All  Partial

Real EstateTaxes None  All  Partial

Insurance None  All  Partial

Management None  All  Partial

Utilities None  All  Partial

**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 (Actual) -      -      -

Adjusted Gross Income =            

Charges to Tenants (Expense Recovery) +      +      +

Percentage Income (Annual) = +      +      +

Other Income (Services,Land Leases) +      +      +

Effective Gross Income =            

Total of all Expenses -      -      -

Net Operating Income $      $      $

Additional Information/Remarks

**Shopping Center 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 Operating Expenses**

Annual Insurance $      $      $

Management/Agent Fees            

Leasing Agent Fees            

Advertising Promotion            

Administrative/Salaries            

Utilities Paid By Owner (Non-Common Area)            

Permits/License/Legal Fees            

Bldg. Maintenance and Repairs            

Non-Recoverable Tenant Costs            

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 = $