



POLK COUNTY
Property Appraiser
Neil Combee

ADA Compliant
R. 07/2025

INCOME/EXPENSE ANALYSIS: INDUSTRIAL/WAREHOUSE

(For Calendar Year 1/1 through 12/31)

REAL ESTATE DIVISION

BUSINESS NAME:

PROPERTY LOCATION:

PARCEL ID:

INCOME:

RENTAL INCOME		\$
VACANCY	%	(SF)
TENANT REIMBURSEMENTS		
COMMON AREA MAINTENANCE	\$	
INSURANCE	\$	
REAL ESTATE TAXES	\$	
OTHER	\$	
TOTAL REIMBURSEMENTS		\$
TOTAL INCOME		\$

EXPENSES:

PROPERTY INSURANCE	\$
UTILITIES	\$
REPAIRS/MAINTENANCE	\$
MANAGEMENT FEE	\$
PAYROLL & BENEFITS	\$
ADVERTISING & MARKETING	\$
PROFESSIONAL FEES	\$
GENERAL/ADMINISTRATIVE	\$
TOTAL OPERATING EXPENSES	\$
NET OPERATING INCOME	\$

OTHER EXPENSES:

REAL ESTATE TAXES	\$
RESERVES FOR REPLACEMENT	\$
CAPITAL EXPENDITURES	\$

PLEASE DESCRIBE THE CAPITAL IMPROVMENTS COMPLETED IN THE PAST CALENDAR YEAR

PREPARER INFORMATION:

NAME & TITLE
EMAIL ADDRESS
TELEPHONE #
DATE

PLEASE FILL OUT ALL PAGES OF THE FORM

NOTE: IN LIEU OF THE FORM, A YEAR END PROFIT & LOSS STATEMENT AND RENT ROLL AS OF JANUARY 1ST CAN BE PROVIDED

TYPE OF FACILITY:

PROPERTY TYPE	OWNER OCCUPIED (SF)	LEASED (SF)	VACANT (SF)	TOTAL (SF)	% HVAC	NET	CAM	ASKING RENT PER SF	
								MOD GROSS	GROSS
FLEX									
LIGHT MANUFACTURING									
DISTRIBUTION									
STORAGE									
COLD STORAGE									
OFFICE SPACE									
OTHER (SPECIFY)									
TYPE OF TENANT	SINGLE		MULTI			CEILING HEIGHT			

TENANT INFORMATION / RENT ROLL:

TENANT NAME	UNIT # OR ADDRESS	SIZE (SF)	RENT \$/SF	LEASE START	LEASE END
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