



2022 Mini Storage Income & Expense Request

VAL_07
R: 02/22/2022
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**Calendar year 2021: Beginning 01/01/2021 and Ending 12/31/2021
Filing Deadline May 1, 2022**

The Brevard County Property Appraiser is requesting data, as indicated on the other side of this form, to aid in the valuation of this and similar properties. Data submitted as a part of this request is confidential per Section 195.027, F.S.

Failure to submit data in accordance with this request may impede the ability to conduct an effective appeal at the Value Adjustment Board. Section 194.034(1)(h), Florida Statutes states that "no petitioner may present for consideration, nor may a board or special magistrate accept for consideration, testimony, or other evidentiary materials that were requested of the petitioner in writing by the property appraiser of which the petitioner had knowledge and denied to the property appraiser." Failure to provide this information will be considered a denial of this request.

COVID 19 - In order to consider and adjust for the effects of the COVID 19 pandemic, the property owner or representative must submit 3 years of Profit & Loss Statements, Rent Rolls, and/or QuickBooks Statements (as appropriate).

Please list capital improvements with their costs and any additional comments by attaching a separate sheet.

Do not include depreciation or mortgage interest in expenses.

In addition to filling out both sides of this form, please attach any additional documentation that would help in our continuing pursuit to assess your property accurately and equitably (recent appraisals, end-of-year statements, etc.).

Email: valuations@bcpao.us

DBA:						
Storage Unit Dimensions	Climate Controlled		Non-Climate Controlled		Total # of Units	
	# of Units	Rate (\$)	# of Units	Rate (\$)	Occupied	Vacant
Other Spaces						
Outdoor Storage Spaces						
Annual Income (\$)						
1. Annual mini storage income			1.			
2. Mini storage vacancy (%)			2.			
3. Annual outdoor storage income			3.			
4. Outdoor storage vacancy (%)			4.			
5. Annual covered storage income			5.			
6. Covered storage vacancy (%)			6.			
7. Other income (please explain)			7.			
8. Total annual gross income			8.			
Annual Expenses (\$)						
9. Management fees			9.			
10. Administrative (including advertising, legal, accounting, etc.)			10.			
11. Payroll			11.			
12. Utilities			12.			
13. Grounds maintenance (including trash, landscaping, parking lot, etc.)			13.			
14. Repairs			14.			
15. Insurance (facility only)			15.			
16. Reserves for replacement			16.			
17. Real estate taxes			17.			
18. Other taxes/fees (please explain)			18.			
19. Capital expenses (please explain)			19.			
20. Other expenses (please explain)			20.			
21. Total annual expenses			21.			

Signature _____ Phone _____ Date _____