



2021 Mini Storage Income & Expense Request
Calendar year 2020
Beginning 01/01/2020 and Ending 12/31/2020
Filing Deadline May 1, 2021

The Brevard County Property Appraiser's Office 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 Florida Statute 195.027.

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 Quick-Books Statements (as appropriate). This is the only way the appraisal staff will be able to judge the impacts on your individual property.

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.

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

Name of Preparer: _____ Phone: _____ Date: _____

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.			