



**2021 Retail 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: _____

Is the Property 100% Owner Occupied?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If Partial Owner Occupancy, what %?		
Is this a Net Leased Property	Yes <input type="checkbox"/>	No <input type="checkbox"/>

If Yes, please indicate and return

Nothing/ NNN Lease	Roof	Structure	RE Taxes	Insurance	Common Area Mnt.
What does the landlord pay? (Check Box)					

What is the total percent vacant as of January 1, 2021? _____

				Average Annual Rent Per Square Foot			
Property Type	Type of Lease	Total square footage	Vacant (% or sf)	Avg. BASE ex: \$10/sf	Avg. CAM ex: \$3/sf	Modified Gross ex: \$13/sf	Gross ex: \$15/sf
Retail							
Other _____							
Annual Income (\$)							
1. Total Base Rent Collected				1.			
2. Total Tenant Reimbursements Collected (Taxes, Insurance, C.A.M.)				2.			
3. Other Income (please explain) _____				3.			
4. Total Annual Gross Income				4.			
Annual Expenses (\$)							
5. Insurance (not liability, structure only)				5.			
6. Management Fees				6.			
7. Administrative (including advertising, legal, accounting, etc.)				7.			
8. Commissions				8.			
9. Payroll				9.			
10. Utilities				10.			
11. Repairs				11.			
12. Grounds Maintenance (including trash, landscaping, parking lot etc.)				12.			
13. Regular Building Maintenance (Not Capital Expenditures)				13.			
14. Reserves for Replacements				14.			
15. Real Estate Taxes				15.			
16. Other Taxes and Fees (Not Real Estate Taxes)				16.			
17. Other Expenses (Please explain) _____				17.			
18. Total Annual Expenses				18.			