

RE3 SUPPLEMENTAL: I&E MULTI-FAMILY, COMMERCIAL & INDUSTRIAL PROPERTIES

St. Louis County Board of Equalization (BOE) 41 S. Central Avenue, Clayton, MO 63105

This form must be completed and brought to ALL appeals of multi-family, commercial & industrial properties

Locator or Account Number:

Actual operating income and expenses must be furnished for income producing property. The required I&E information for the last three (3) calendar or fiscal years must be entered on this form and the owner must bring their I&E statement to their hearing. If property is owner-occupied, all expenses relating to real estate must be provided.

INCOME	2018	2017	2016	EXPENSES	2018	2017	2016
Potential Gross				Management			
Percent Vacant*				Commissions - Broker /Sales			
Actual Gross				Marketing & Advertising			
Reimbursed expense				Administrative Expenses			
Misc. Income (vending, parking, etc.)				Renovation & Releasing			
				Maintenance/Repairs (attach itemized list)			
				Insurance			
				Cleaning			
				Capital Improvements			
Total Gross				Utilities (all)			
Less <u>Total Expenses</u> **				Expected Capital Expenses (over the next 2 years)			
Net Income				<u>Total Expenses</u> **			

*Describe vacancies, rent concessions, expense stops, percentage leases, etc. _____

** NOTE: Do not include real estate taxes, annual debt service and/or depreciation

APMTS: No. of Units: EFF ____ / ____ 1BR ____ / ____ 2BR ____ / ____ 3BR ____ / ____ 4BR ____ / ____

Services provided: _____

RETAIL: Gross Leasable Area: _____ Avg. Net Rent/ SQ FT _____ % Rent _____ Other _____

OFFICE: Min/Max Rent/ SQ FT: _____ / _____ Expense Stop: _____ Other: _____

SQ FT Rentable Area: _____ SQ FT Useable Area: _____ Gross Bldg Area _____

WAREHOUSE: Use: _____ Rent/SQ FT Net: _____ Rent/SQ FT Gross: _____ SQ FT Rentable: _____

GARAGE: Capacity # of Cars: _____ # Parked Daily: _____ Monthly Rentals: _____ @ \$ _____ Daily Rentals: _____ @ \$ _____

OTHER: Use: _____ Rent/SQ FT Net: _____ Rent/SQ FT Gross: _____ SQ FT Rentable: _____

I, the undersigned, declare and certify that I am personally familiar with the operation of the subject property and that the figures shown above, or attached hereto, are true and actual for the years shown. (For all real property described by locator number listed above) as shown by owner's books and records.

Certifier's Signature: _____ Address of Certifier: _____

Print Name: _____ City, State, Zip: _____

Relationship of Certifier to Owner: _____ Daytime Phone Number of Certifier: _____

Email: _____ Email: _____

See other attachments

_____ **Documentation supporting owner's opinion of value such as appraisals, construction & repair estimates, photos, sales contracts, etc.**