

## Montgomery County Assessor of Property

### Hotel/Motel Income & Expense Form

This form has been designed to collect Income & Expense data for the analysis of income-producing properties. This information will be used to determine the range of operational characteristics and criteria present in the investment marketplace for Montgomery County. The income and expense information that is provided will be kept confidential by Montgomery County in accordance with Section 67-5-402 of the Tennessee Tax Code Annotated. All income and expense statements must be certified with the signature of the owner, an officer of the corporation, or the duly authorized agent of the owner.

<b>Parcel ID:</b>	<b>Location:</b>	
<b>Acct. #:</b>	<b>Complex Name:</b>	
<b>Owner Name:</b>	<b>Bldg. Type:</b>	<b>Units:</b>

### 2016 INCOME SUMMARY

#### HOTEL/MOTEL INCOME

TYPE	NO. OF UNITS	RATES			TOTAL NUMBER OF ROOMS SOLD ANNUALLY
		HIGH	LOW	SWING	

#### OTHER INCOME

PARKING	OTHER
LAUNDRY	OTHER
VENDING	OTHER

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### SALES INFORMATION

If the property was purchased within the past 10 years, complete the following.			
LAND ONLY		LAND AND BUILDINGS	
PRICES \$ _____	DATE ____ / ____ / ____	PRICES \$ _____	DATE ____ / ____ / ____
COMMENTS ON ANY SPECIAL CONDITIONS:			

### CONSTRUCTION COSTS

Complete if construction or major remodeling was performed within past 10 years.		
Description	Cost	Year

### OTHER INFORMATION

Please provide any information which may assist in arriving at a fair and equitable appraisal of this property.

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## Hotel/Motel & Misc. Lodging Facilities

ITEMS		ANNUAL EXPENSES		
		2016	2015	2014
BLDG. AREA	GROSS AREA			
	NET LEASABLE			
MANAGEMENT	MANAGEMENT FEE			
	COMMISSIONS			
	LEGAL			
	ACCOUNTING			
	PAYROLL TAX			
GENERAL	SNOW REMOVAL			
	BLDG SUPPLIES			
	TRASH			
	MISC.			
CLEANING	WAGES			
	SUPPLIES			
	CONTRACT			
	SERVICES			
UTILITIES	HEATING			
	ELETRIC			
	AIR COND.			
	WATER			
	SEWER			
	ELEVATOR			
	OTH UTILS			
CONSTRUCTION	DECORATING			
	REPAIRS AND MAINT.			
	TENANT ALLOW			
	OTHER CONSTR			
FIXED EXPENSE	INSURANCE			
	REAL ESTATE TAXES			
	OTHER TAX			
	DEPRECIATION			
	FURN & FIXT.			
	INTEREST			
	LAND RENT			
OTHER	BAD DEBT			
	VAC RATE			
	OTHER EXP			
<b>TOTAL:</b>				

PREPARED BY: _____	TITLE: _____
DATE COMPLETED: ____/____/____	COMPLEX NAME: _____
PHONE NO: _____ - _____ - _____	E-MAIL: _____