

Town of Tyngsborough

Assessors Office

25 Bryant Lane, Tyngsborough, MA 01879

978-649-2300 x 121

COMMERCIAL/INDUSTRIAL INCOME AND EXPENSE FORM

for calendar year ending **12/31/2025 (FY2027)**

1

OWNER NAME: _____ PARCEL ID: _____

LOCATION: _____ LUC: _____

REVENUE: {These items are paid by Tenants – NOT by Owner}

Contract Rent *1	_____
Percentage Rent *2	_____
Expense Escalation	_____
Utilities	_____
Real Estate Tax	_____
Parking	_____
Other Income	_____

*1 Amount charged if there was no Vacancy.

*2 Used in retail operations where a % of the gross is paid as part of the rent.

Please check **one** of the following:

- A. Completely Owner Occupied
- B. Partially (____%) Owner Occupied
- C. Completely Tenant Occupied

NOTE: If the property is completely Owner Occupied, then omit the "Revenue" section and fill out the "Expenses" section.

2

Gross Income: _____

Less **Actual** Vacancy _____

Effective Gross Income _____

→ **Do Not** Enter any amount other than **ACTUAL Vacancy**

3

EXPENSES: {Items paid by NNN/Tenant or Owner} }

Heat	<i>Only Include</i>	_____
Electric	<i>Monies that</i>	_____
Water & Sewer	<i>have actually</i>	_____
Maintenance	<i>been paid out</i>	_____
Insurance		_____
Trash Removal		_____
Snow Removal		_____
Accounting		_____
Management		_____
Reserves		_____
Other Expenses		_____

Please circle heat type:

Oil Gas Electric

List the cost for each item in the blocks below. **Do Not include** any of these items as "Operating Expenses":

- | | |
|-------|---|
| _____ | - Real Estate Taxes |
| _____ | - Mortgage Related Costs including Interest |
| _____ | - Depreciation |
- Any cost **not** related to the operation of the Real Estate – Including cost associated with a business located at the site.

Total Operating Expenses: _____

Net Operating Income: _____

4

Comments or Clarification: _____

5

Capital Improvements:

Type

Cost

