

**SELF-STORAGE INCOME & EXPENSE FORM
 FISCAL YEAR 2027**

Name of Self-Storage Facility:	
Address:	Parcel ID:
Owner Name:	LUC:
Management Company or Agent:	
Agent Email:	Agent/MC Phone:

Year Ending	12/31/2025
Fiscal Year (FY)	2027

Gross Building Area (GBA) Including Common Areas/Hallways Etc.	
Net Rentable Area (NRA) of Storage Unit Space	
Total Number of Self-Storage Units	
Net Rentable Area (NRA) of <u>Climate-Controlled</u> Units	
Number of <u>Climate-Controlled</u> Units	

INCOME & EXPENSES FOR CALENDAR YEAR 2025

INCOME/REVENUE	\$ AMOUNT	COMMENTS
Actual Storage Unit Income Collected		
Other Income Related to Storage Units (Late fees, supplies, etc.)		
Truck Rental Income		
Car Storage Income		
Storage Trailer Rental Income		
Rooftop Solar Lease Revenue or Economic Benefit		
Rooftop Antenna/Cell Tower Lease Revenue		
Other Income		
Total Revenue		
OPERATING EXPENSES		
Insurance		
Repairs & Maintenance		
Administration		
On-Site Management		
Off-Site Management		
Utilities		
Advertising		
Miscellaneous		
Total Operating Expenses		
EBITDA (Earnings Before Interest, Taxes, Depreciation and Amortization)		
NON-OPERATING EXPENSES		
Real Estate Taxes		
Personal Property (FF&E) Taxes		
Replacement Reserves - Building (Short-Lived Items)		
Replacement Reserves - Personal Property (FF&E)		
NET INCOME ATTRIBUTABLE TO REAL ESTATE		

Owner or Authorized Agent:
Signature:
Phone:
Email:

*** Please refer to form instructions & explanations attached.**

SELF-STORAGE FACILITY INCOME & EXPENSE FORM INSTRUCTIONS & EXPLANATIONS

Income/Revenue:

- Actual Storage Unit Income Collected:* Please enter the actual total revenue collected for the calendar year from self-storage unit rentals, net or after concessions and discounts etc., actual income collected.
- Other Income Related to Storage Unit Rentals:* This income line item includes late fees, supplies, etc.
- Truck Rental Income, Car Storage Income, Etc. & Other Income:* Please enter the corresponding income collected for each line item with comments/clarifications as appropriate.

Description of Expenses:

- Insurance:* This line item is the expense of building replacement cost insurance.
- Repairs & Maintenance:* This expense category accounts for typical repairs & maintenance and may include: electrical repairs, plumbing repairs, elevator maintenance/repairs, gate maintenance/repairs, landscaping, snow removal, parking lot maintenance, pest control, fire alarm & security system maintenance/repairs, etc.
- Administration:* In this category, expenses relate to general office functions such as association dues, subscriptions, copy machine, telephone, office supplies, printing, professional fees including legal and accounting services, data processing, local licensing and permit fees, computer hardware and software, etc.
- On-Site Management:* On-site management expenses account for salary of management/managers including assistant managers, relief managers, staff and payroll-related costs.
- Off-Site Management:* This represents the cost associated with a third-party management company, brand affiliation, or asset level and strategic operational oversight, directly necessary for the operation of the subject self-storage facility.
- Utilities:* This expense category includes natural/propane gas or oil, electricity, water and sewer services, etc.
- Advertising:* This includes website optimization, social media campaigns, and pay-per-click on-line advertising, and marketing campaigns.
- Miscellaneous:* This accounts for all minor expenses without a category. Please add concise comments/clarifications on form.