



**Marsha M. Faux, CFA, ASA**

Polk County Property Appraiser

**INCOME/EXPENSE ANALYSIS: HOTELS**

(For Previous Calendar Year 1/1 through 12/31)

**REAL ESTATE DIVISION**

**BUSINESS NAME:** \_\_\_\_\_

**PROPERTY LOCATION:** \_\_\_\_\_

**PARCEL ID:** \_\_\_\_\_

PROPERTY TYPE	TOTAL ROOM COUNT	AVG. OCCUPANCY	AVG DAILY RATE (ADR)	REVPAR
FULL SERVICE				
LIMITED SERVICE				
EXTENDED STAY				
OTHER				

**INCOME:**

RENTAL INCOME \$ \_\_\_\_\_

FOOD AND BEVERAGE \$ \_\_\_\_\_

BANQUET AND CONVENTION \$ \_\_\_\_\_

RETAIL / RESTAURANT RENTAL \$ \_\_\_\_\_

OTHER INCOME \$ \_\_\_\_\_

**TOTAL INCOME** \$ \_\_\_\_\_

**COST OF GOODS SOLD EXPENSE**

FOOD AND BEVERAGE \$ \_\_\_\_\_

BANQUET AND CONVENTION \$ \_\_\_\_\_

OTHER DIRECT EXPENSE \$ \_\_\_\_\_

**TOTAL COSTS & EXPENSES** \$ \_\_\_\_\_

**GROSS OPERATING INCOME** \$ \_\_\_\_\_

**OPERATING EXPENSES**

FRANCHISE FEE \$ \_\_\_\_\_

ADMINISTRATIVE \$ \_\_\_\_\_

    ADMINISTRATIVE & GENERAL

    MANAGEMENT FEES \$ \_\_\_\_\_

    ADVERTISING \$ \_\_\_\_\_

    PAYROLL EXPENSE \$ \_\_\_\_\_

    OTHER ADMINISTRATIVE \$ \_\_\_\_\_

MAINTENANCE & REPAIRS \$ \_\_\_\_\_

    ELECTRIC, PLUMBING, HVAC REPAIRS \$ \_\_\_\_\_

    EXTERIOR REPAIRS \$ \_\_\_\_\_

    PARKING LOT \$ \_\_\_\_\_

    ROOF REPAIR \$ \_\_\_\_\_

    JANITORIAL \$ \_\_\_\_\_

    MISC. MAINTENANCE & REPAIRS \$ \_\_\_\_\_



**Marsha M. Faux, CFA, ASA**  
 Polk County Property Appraiser  
**INCOME/EXPENSE ANALYSIS: HOTELS**  
*(For Previous Calendar Year 1/1 through 12/31)*  
**REAL ESTATE DIVISION**

**PARCEL ID:** \_\_\_\_\_

**OPERATING EXPENSES CONTINUED**

UTILITIES		\$ _____
ELECTRCITY	\$ _____	
WATER & SEWER	\$ _____	
CABLE/INTERNET	\$ _____	
SERVICES		\$ _____
TRASH REMOVAL	\$ _____	
LANDSCAPING	\$ _____	
SECURITY	\$ _____	
MISCELLANEOUS	\$ _____	
RETAIL / RESTAURANT RENTAL	\$ _____	
REAL ESTATE TAXES	\$ _____	
REAL ESTATE INSURANCE	\$ _____	
OTHER EXPENSES	\$ _____	
RESERVES FOR REPLACEMENT	\$ _____	
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ _____</b>
<b>TOTAL OPERATING &amp; COSTS EXPENSES</b>		<b>\$ _____</b>
<b>NET OPERATING INCOME</b>		<b>\$ _____</b>
<b>CAPITAL EXPENDITURES</b>		<b>\$ _____</b>

ADDITIONAL SITE INFORMATION				
AMENITY	SIZE (SqFt)	LEASED OR OWNER OCCUPIED	IF LEASED MONTHLY RATE	TERMS OF LEASE
RESTAURANT				
LOUNGE				
BANQUET FACILITIES				
CONVENTION ROOMS				
OTHER				
OTHER				
OTHER				

MISCELLANEOUS INFORMATION:			
MORTGAGE	\$ _____	INTEREST	_____ %
TERM IN YEARS	_____	DEPRECIATION	\$ _____
OTHER			

**SIGNATURE/TITLE** \_\_\_\_\_  
**DATE** \_\_\_\_\_ **TELEPHONE #** \_\_\_\_\_  
**EMAIL ADDRESS** \_\_\_\_\_