

**Town of Groton Assessor's Office
Land Lease
Income and Expense Survey for Calendar Year 2023
Due June 1, 2024**

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Parcel Id: _____
Property Owner: _____
Property Address: _____
Form Preparer/Title: _____
Telephone Number: _____

Land Characteristics

Lot Size: _____
Improvement Type (ie: Billboard, Cell Tower, other) _____

Utilities Available:	Electricity	_____ (Yes or No)
	Water	_____ (Yes or No)
	Gas	_____ (Yes or No)

Annual Revenue

Land Lease	\$ _____
Other Income	\$ _____
Total Gross Income	\$ _____
2023 Vacancy Rate / Credit Losses	\$ _____
Effective Gross Income	\$ _____

Lease Terms

Lease Start Date	_____
Term	_____
Base Rate	_____
Expiration Date	_____
Name of Tenant	_____
Contact Person (if available)	Company / Firm Name _____ Name _____ / Telephone _____

Annual Operating Expenses

Fixed Expenses (land lease only)

Real Estate Taxes	\$ _____
Personal Property Taxes	\$ _____
Insurance	\$ _____
Other _____	\$ _____
Total Fixed Expenses	\$ _____

Variable Expenses

Repairs/Maintenance	\$ _____
Utilities (heat, light, gas)	\$ _____
Trash Removal	\$ _____
Sales/Marketing	\$ _____
Other _____	\$ _____
Total Variable Expenses	\$ _____

Total Operating Expenses (Fixed added to Variable)	\$ _____
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Net Operating Income (Effective Gross Revenue less Total Operating Expenses)	\$ _____
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Please provide comments, clarifications or additional information (attach, if necessary)

_____/_____
Signature/Title Date

_____/_____
Name (print) Email