

Town of Groton - Assessor's Office
Self-Storage / Mini Storage
Income and Expense Survey for Calendar Year 2023
Due on or before June 1, 2024

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Property Name:
 Property Owner:
 Property Address/Pin

Form Preparer/Title: _____

Telephone Number: _____

Email Address: _____

General Data

Total # Units: _____

Number of Detached Buildings (please check one):

One

Two

Three

More than three

Services Provided (check all that apply):

On-site Management

Independent Entry

24-hour access

Assisted Entry

Total Storage Bay Area (GBA): _____ s.f.

Office Area: _____ s.f.

Residence / Apartment Area: _____ s.f.

Please provide a copy of your configurations and rents for storage bays at this property, or complete the table below:

Bay Size (change as necessary)	Number of Bays	Monthly Rent	Total Monthly Rent/Unit Type
4' x 4' x ht			
5' x 5' x ht			
8' x 8' x ht			
10' x 10' x ht			
10' x 12' x ht			
15' x 15' x ht			
20' x 20' x ht			
25' x 25' x ht			
30' x 30' x ht			
Vehicular Spaces			
Boat Storage			
Other			

Please Select Utilities Included:

Electric – Y/N

Heat – Y/N

A/C – Y/N

Mini-Storage Warehouse con't:

Potential Annual Gross Income¹ \$ _____

Vacancy and Collection Loss (Annualized): \$ _____

Effective Gross Income² \$ _____

Annual Operating Expenses:

Real Estate Taxes \$ _____

Tangible Personal Property Taxes \$ _____

Insurance \$ _____

Administrative / Legal / Accounting Fees \$ _____

Repairs and Maintenance \$ _____

Management Fees \$ _____

Utilities \$ _____

Total Operating Expenses \$ _____

Net Operating Income (Total Income less Total Op. Expenses) \$ _____

Yes No

Do any of the figures include capital expenditures or extraordinary costs that vary from typical operating expenses? If yes, please explain:

Please attach comments or other information on a separate page.

_____/_____
Signature / Title Date

_____/_____
Name (print) Telephone

¹ This figure should reflect the potential revenue for the calendar year 2023, if all bays were fully rented.

² This figure should reflect the actual rental revenue for the calendar year 2023, reflecting vacancy and collection loss.