

FINANCIAL ANALYSIS OF MILLS ACT CONTRACT

YEARS

	ANNUAL INCREASE	CURRENT	ONE	TWO	THREE	FOUR
INCOME						
1. Monthly Rental Income		_____				
2. Annual Rental Income (Line 1 x 12)	CPI	_____	_____	_____	_____	_____
ANNUAL EXPENSES						
3. Insurance	CPI	_____	_____	_____	_____	_____
4. Utilities	CPI	_____	_____	_____	_____	_____
5. Maintenance/Repairs	CPI	_____	_____	_____	_____	_____
6. Management	CPI	_____				
7. Other	CPI	_____				
8. Total Expenses (Sum Lines 3 through 7)						
NET OPERATING INCOME		_____				
(Line 2 minus Line 8)						

*MAINTENANCE INCLUDES:

PAINTING
 ROOFING
 PLUMBING
 ELECTRICAL
 LANDSCAPING
 MAINTENANCE
 APPLIANCE/HEATING REPAIRS
 STRUCTURE REPAIRS AND OTHERS

(See Attached Sample)

DISCLAIMER: THE DATA CALCULATED ON THIS FORM IS FOR INFORMATIONAL PURPOSES ONLY.

THE OFFICIAL CALCULATION IS MADE ONLY BY THE TAX ASSESSOR'S OFFICE.

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CURRENT ONE TWO THREE FOUR

CAPITALIZATION RATE

- 9. Interest Component _____
- 10. Historic Property Risk Component
 (Single-family home = 4%)
 (All other property = 2%) _____
- 11. Amortization Component
 (Reciprocal of life of property*) _____
- 12. Property Tax Component 1% _____
- 13. Capitalization Rate
 (Sum Lines 9 through 12) _____

TAXES

- 14. Mills Act Assessment
 (Net Operating Income÷Line 13) _____
- 15. Tax under Mills Act
 (Line 14 x .01035146) _____
- 16. Current Tax _____
- 17. Tax Savings
 (Line 16 minus Line 15) _____

TO BE COMPLETED BY STAFF

CURRENT ONE TWO THREE FOUR FIVE SIX SEVEN EIGHT NINE TEN

ANNUAL COST TO CITY

(Line 17 x 16%)
