



Office of the Commissioner of the Revenue

Data Center Income and Expense Survey

Loudoun County 2025 Assessment Valuation

Jan 1 2023 -

Dec 31 2023

D



Owner Name:
Management Company:
Subject Address:
Contact Person:
Date:
Has there been an appraisal done on this property in the last three years?
Have there been any capital improvements during this reporting period?
Is the building 100% owner occupied?
Does a single tenant lease 75% or more?

PIN:
Phone Number:
Email:
Signature:
Date:
Value:
Type:
Cost:
Type of Lease:

All information including the accompanying schedules and statements have been examined by me and to the best of my knowledge are true, correct, and complete

PART I Income

Actual Income

Table with 6 rows: Office Income, Retail Income, Warehouse Income, Parking Income, Retail Overage/Percentage Rent, Other.

Revenue Expense Recoveries

Table with 5 rows: Common Area Maintenance Recoveries, Real Estate Tax Recoveries, Insurance Recoveries, Operating Expense Recoveries, Other.

Revenue Loss for Reporting Period

Table with 4 rows: Income Loss from Vacancy, Bad Debts/Rent Loss, Rent Concessions, Other.

EGI

PGI

PART II Expenses

Large table with 40 rows of expense categories (Electricity, Landscaping, etc.) and checkboxes for 'Paid by Tenant'.

The Income and Expense information MUST be placed on this form. Please attach a detailed rent roll. Supplemental information such as a complete operating statement should be included. If you should have any questions or need assistance, please contact our office.

OFFICIAL REQUEST: TITLE 58.1-3294 CODE OF VIRGINIA - Each statement shall be certified as to its accuracy by an owner of the real estate for which the statement is furnished, or a duly authorized agent thereof. Any statement required by this section shall be kept confidential in accordance with the provisions of § 58.1-3. The failure of the owner of income-producing property, except property producing income solely from the rental of no more than four dwelling units, and except property being used exclusively as an owner-occupied property, not as a hotel, motel, or office building over 12,000 square feet, and not engaged in a retail or wholesale business where merchandise for sale is displayed, to furnish a statement of income and expenses as required by this section shall bar such owner or his representative from introducing into evidence, or using in any other manner, any of the required but not furnished income and expense information in any judicial action brought under § 58.1-3984.



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PART III Property Characteristics

Table with 5 columns: Type of Space, Total Building Square Footage, Leasable Square Footage, Square Footage Leased, Square Footage Vacant. Rows include Shell Space, Office, Data Center, Finished Office, and Total.

PART IV Power Usage

Total Monthly Power Usage (in watts)

PART V Subleases

List the address of any buildings that are 100% subleased

PART VI Notes

PART VII Summary

Income:

Table with 4 rows: 1. EGI, 2. Revenue Loss, 3. PGI, 4. NOI. Each row has a number box and a dollar amount box.

Expenses:

Table with 10 rows: 1. Utility, 2. Janitorial, 3. Operations and Maintenance, 4. Marketing, 5. Service, 6. Administrative and General, 7. Management, 8. Miscellaneous, 9. Taxes and Insurance, 10. Real Estate Taxes and Reserves. Each row has a number box and a dollar amount box.

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