



Office of the Commissioner of the Revenue

Income and Expense Survey

Loudoun County 2026 Assessment Valuation

Jan 1 2024-

Dec 31 2024

A



Owner Name:

PIN:

Management Company:

Phone Number:

Subject Address:

Email:

Contact Person:

Signature:

Date:

Print Name:

Has there been an appraisal performed on this property in the last three years?

Date:

Have there been any capital improvements during this reporting period?

Value:

Is the building 100% owner occupied?

Type:

Does a single tenant lease 75% or more?

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

Utility

Table with 5 rows: Electricity, Water and Sewer, Gas/Oil, Telecommunications, Other.

Janitorial

Table with 1 row: Janitorial.

Operations and Maintenance

Table with 10 rows: Maintenance Payroll, Maintenance Supplies, HVAC Repairs, Electric Repairs, Plumbing Repairs, Elevator Repairs/Maintenance, Common Area/Exterior Repairs, Decorating, Roof Repairs, Parking Lot/Garage Repairs, Other.

Marketing

Table with 3 rows: Salaries, Wages, and Benefits, Advertising, Other.

Paid by Tenant

Service

Table with 5 rows: Landscaping, Trash Removal, Security, Snow Removal, Other.

Administrative and General

Table with 4 rows: Payroll and Administration, Legal and Accounting, Payroll Taxes, Employee Benefits, Other.

Management

Table with 3 rows: Salaries, Wages, and Benefits, Leasing Commissions, Other.

Miscellaneous

Table with 1 row: Miscellaneous.

Taxes and Insurance

Table with 4 rows: Business Personal Property Tax, Business License Tax, Building Insurance, Other.

Real Estate Taxes and Reserves

Table with 2 rows: Real Estate Taxes, Reserves for Replacement.

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 in 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

Type of Space	Total Building Square Footage	Leasable Square Footage	Square Footage Leased	Square Footage Vacant
Shell Space*:				
Retail:				
Warehouse/Warehouse				
Condo**:				
Finished Office:				
Finished Retail:				
Storage Mezzanine:				
Finished Mezzanine:				
Office/Office Condo:				
Other:				
Total:				

*The area that is not available for tenancy without significant capital improvements.
 **Identify showroom space with retail and/or office. Please use this section for flex space.

PART IV Ownership within the Project

Do any of the tenants own their own buildings? If yes, please list the tenants:

PART V Ground Leases within the Project

Do any of the tenants lease ground? If yes, please list the tenant names and parties to the Ground Lease:

PART J Notes

PART V Summary

Income

1. EGI.....	1.	
2. Revenue Loss.....	2.	
3. PGI.....	3.	
4. NOI.....	4.	

Expenses

1. Utility.....	1.	
2. Janitorial.....	2.	
3. Operations and Maintenance.....	3.	
4. Marketing.....	4.	
5. Service.....	5.	
6. Administrative and General.....	6.	
7. Management.....	7.	
8. Miscellaneous.....	8.	
9. Taxes and Insurance.....	9.	
10. Real Estate Taxes and Reserves.....	10.	

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