

**Historical Income & Expense (Profit & Loss)**

Property Address:			
City:		State:	Zip Code:
Number of Commercial Units:			Net Rental Square Feet:
Number of Residential Units:			Current Occupancy Rate:

<b>Annual Income</b>	Year 2005	Year 2006	YTD
Rental Income Collected			
Laundry Income			
Garage Income			
Other Income			
<b>Total Income</b>			

**Annual Expenses**

Taxes			
License/Accounting/Legal			
Insurance			
Utilities (Gas, Water, Electric)			
Garage/Storage			
Mortgage Interest			
Security			
Gardener			
Resident Manager			
Offsite management			
Pest Control			
Pool service			
Advertising			
Cleaning Expense			
Travel and Auto			
Telephone			
Building Maint. & Repair			
Painting & Decorating			
Office Expenses			
<b>Total expenses</b>			

**Capital Improvement (Non-Recurring Expenses)/ Reserves for Replacements**

Electrical Repairs			
Exterior Painting			
Heating/AC			
Plumbing/ Electrical			
Roof			
Other			
<b>Total Capital Improvement</b>			

<b>Total Expenses</b>			
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<b>Net Operating Income</b>			
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I certify that under penalty of perjury that the information herein is true and correct as of \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Borrower/ Seller

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Borrower/ Seller

\_\_\_\_\_  
 Date