

AGF Mortgage Inc.

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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:	

Income	Year 2005	Year 2006	Current year – year to date
Gross Income			
Net Rental Income <small>(equals gross income minus loss, collection, vacancy and reserve)</small>			
Expenses			
Management Fee			
Repairs & Maintenance			
Real Estate Taxes			
Utilities			
Insurance			
Replacement Reserve			
Total Expenses			
Net Operating Income			
Capital Improvement			
Other			
Other			

Verifiable capital Improvements should be removed from repair and maintenance to assure debt is not counted twice. Please do not include mortgage payment or income taxes as operating expenses.

By: _____ Title: _____ Date: _____

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