



# NORTH SHORE BANK

## Commercial Loan Department Investment Property Income and Expense Statement

For the year beginning: \_\_\_\_\_ and Ending: \_\_\_\_\_

Property Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_

### ANNUAL INCOME

Projected Gross Income based on 100% Occupancy	(\$ _____ )	
Actual Rent Collected	(current vacancy _____ %)	\$ _____
Other Income (ex. Laundry)		\$ _____
Effective Gross Income		\$ _____

### ANNUAL OPERATING EXPENSES (Actual)

Real Estate Taxes	\$ _____	
Insurance	\$ _____	
Water & Sewer	\$ _____	
Electricity	\$ _____	
Heat	\$ _____	
Management	\$ _____	
Janitorial/Maintenance	\$ _____	
Professional Fees	\$ _____	
Other ( _____ %)	\$ _____	
<b>TOTAL ANNUAL EXPENSES</b>		<b>\$ _____</b>
<b>NET INCOME BEFORE FINANCING</b>		<b>\$ _____</b>

**NOTE: PLEASE COMPLETE THE RENT ROLL ON THE FOLLOWING PAGE.**

I certify that the above income and expense information is true and accurate.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_



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## Rent Roll

Property Address:

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UNIT #	TENANT NAME	SQUARE FOOTAGE	ROOM COUNT	TENANT SINCE	LEASE EXPIRATION	RENEWAL OPTIONS	ANNUAL RENT	EXPENSES PAID BY TENANT