



Property Operating Statement

For year beginning: _____ year ending: _____

Property Address: _____

Property Owner/Borrower: _____

Description of Real Estate: _____

Date purchased: _____

Current Mortgage Holder: _____

Current Mortgage Balance: _____

Total Annual Income (per rent roll): \$ _____

Other income (ex: laundry, parking): \$ _____

Less Vacancy \$ _____

Effective Gross Income: \$ _____

Annual Operating Expenses

Real Estate Taxes: \$ _____

Insurance: \$ _____

Water & Sewer: \$ _____

Electricity: \$ _____

Heat \$ _____

Management \$ _____

Repairs/Maintenance: \$ _____

Professional Fees: \$ _____

Other (_____) \$ _____

Other (_____) \$ _____

Total Annual Expenses: \$ _____

Net Operating Income: \$ _____

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

Signature of Owner: _____ Date: _____