

# Historical Income & Expense (Profit & Loss)

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

City/State/Zip: \_\_\_\_\_

Number of Commercial Units: \_\_\_\_\_ Net Rentable Square Feet: \_\_\_\_\_

Number of Residential Units: \_\_\_\_\_ Current Occupancy Rate: \_\_\_\_\_

<b>INCOME</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011 YTD</b>
Residential Income				
<b>TOTAL INCOME</b>				
<b>EXPENSES</b>				
Management Fees				
Admin/Office Fees				
Advertising				
Water & Sewer				
Real Estate Taxes				
Utilities				
Insurance				
Repairs				
Payroll				
Supplies				
Garbage Removal				
Contract Services				
Professional Fees				
Snow Removal				
Landscaping				
Other(Specify)				
Other				
Other				
Other				
<b>TOTAL EXPENSES</b>				
<b>NET OPERATING INCOME</b>				
<b>CAPITAL IMPROVEMENTS</b>				

*Verifiable Capital Improvements should be removed from repairs and maintenance to assure debt is not counted twice*

BY: \_\_\_\_\_

Date: \_\_\_\_\_