

INCOME & EXPENSE STATEMENT

PROPERTY ADDRESS: _____

_____ ACTUAL

_____ PROPOSED

ITEM:	CURRENT YEAR		JAN. 1, _____ TO _____, _____	JAN. 1, _____ TO _____, _____	JAN. 1, _____ TO _____, _____
	JAN. 1, _____ TO _____, _____	JAN. 1, _____ TO _____, _____			
ANNUAL INCOME					
Scheduled Rents (100% Occupied)					
Less Concessions					
Net Commercial Income					
Other Income					
Other Income					
Gross Potential Income					
Less Vacancy/Collection Loss					
Effective Gross Income					
ANNUAL EXPENSES					
Real Estate Taxes					
Other Taxes & Assessments					
Insurance					
Other					
OPERATIONAL EXPENSES					
Electricity					
Water/Sewer					
Trash Removal					
Pest Control					
Bldg. Maintenance & Repairs					
Interior/Exterior Painting					
Supplies & Cleaning Expenses					
Parking Area Maintenance					
Landscaping					
Non-residential Management					
Custodian Salaries					
Security					
Other Salaries					
Payroll Taxes & Benefits					
Advertising					
Telephone					
Office & Administrative Expenses					
Legal & Accounting					
REPLACEMENT RESERVES					
Carpeting & Drapes					
Appliances/Fixtures					
Roof					
Total Expenses & Reserves					
Net Operating Income					

“I/We certify, under penalty of perjury under the laws of the State of California, that the above information is true and correct, as to the best of my/our knowledge. I/We fully understand that, under 18 U.S.C. 1014, it is a Federal crime to provide false information to any Financial Institution insured by the Federal Deposit Insurance Corporation and. If I/We should provide false information, I/We may be fined up to \$5,000 or imprisoned for up to two years, or both”.

Signature Date

Signature Date

Signature Date

Signature Date