

OPERATING STATEMENT

Property Address: _____

Gross Building Area: _____

Net Rental Area: _____

Number of Units: Residential: _____ Commercial: _____

INCOME			
1. Annual Gross Rental Income			
2. Expense Reimbursements (if any)			
3. Other Income (specify type)			
4. GROSS RENTAL INCOME			
5. Credit Loss / Vacancy			
6. EFFECTIVE GROSS INCOME			
EXPENSES			
7. Real Estate Taxes			
8. Insurance			
9. Water and Sewer			
10. Electricity			
11. Gas / Oil			
12. Legal / Audit			
13. Trash Removal			
14. Snow Removal			
15. Landscaping			
16. Maintenance and Repairs			
17. Management			
18. Fees and Permits			
19. Payroll and Benefits			
20. Other (specify)			
21. TOTAL EXPENSES			
22. NET OPERATING INCOME			
23. Debt Service (Current Int. & Principal)			
24. Cash Flow			

Name: _____

Date: _____