

## Historical Income & Expense (Profit & Loss)

Property Address:			
City:	State:	Zip Code:	

Number of Commercial Units:		Net Rental Square Feet:	
Number of Residential Units:		Current Occupancy Rate:	

Income	Year 20__ (2 Years Ago)	Year 20__ (Last Year)	Current Year - YTD
Gross Rental Income			
Net Rental Income (Equals Gross income minus Loss Collection & Vacancy Reserve)			
Expenses			
Management Fees			
Repairs and Maintenance			
Real Estate Taxes			
Utilities			
Insurance			
Replacement Reserves			
<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.  
Please do not include mortgage payments or income taxes as operating expenses.*

By: \_\_\_\_\_

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