

PROPERTY ADDRESS			
CITY	STATE	ZIP	
ANNUAL INCOME	YEAR TO DATE THROUGH	LAST YEAR	YEAR BEFORE LAST
	Month/Year:	Year:	Year:
Actual Rents Collected			
Tenant Reimbursed Expenses Collected			
Other Collected (Parking, Misc.)			
TOTAL INCOME COLLECTED			
FIXED ANNUAL EXPENSES			
Real Estate Taxes			
Insurance			
Licenses			
OPERATIONAL EXPENSES			
Fuel / Gas			
Electricity			
Water & Sewer			
Trash Removal			
Pest Control			
Building Maintenance & Repairs			
Maintenance Supplies			
Interior & Exterior Decorating			
Cleaning Expenses			
Supplies			
Elevator Maintenance			
Parking Area Maintenance			
Off-Site Management			
On-Site Management			
Advertising / Telephone / Recurring Legal			
Other Recurring Expenses – Please explain:			
REPLACEMENT RESERVES NON-RECURRING EXPENSES			
Tenant Improvements			
Leasing Commissions			
Heating & Air Conditioning			
Roof			
Capital Expenditures (CapEx.)			
Other – Please explain:			
TOTAL EXPENSES & REPLACEMENT RESERVES			
NET OPERATING INCOME (NOI)			

IF MASTER METERED, PLEASE INDICATE: Yes No

BORROWER/SELLER	DATE	BORROWER/SELLER	DATE
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