



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: _____

INCOME	2007	2008	2009	YTD
Gross Rental Income				
TOTAL INCOME				
EXPENSES				
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				
TOTAL EXPENSES				
NET OPERATING INCOME				
CAPITAL IMPROVEMENTS				

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

BY: _____

Date: _____