



COMMERCIAL BUSINESS LENDERS

## INCOME & EXPENSE

Property Address \_\_\_\_\_

	Prior Year 2 2006	Prior Year 1 2007	YTD
<b>INCOME</b>			
Base Lease Rents (100% Occupancy)	\$ -	\$ -	\$ -
RE Tax Reimbursements	\$ -	\$ -	\$ -
Insurance Reimbursement	\$ -	\$ -	\$ -
CAM Reimbursement	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -
Gross Potential Income (PGI)	\$ -	\$ -	\$ -
Less - Vacancy & Collection Losses	\$ -	\$ -	\$ -
Total Economic Vacancy			
Total Effective Gross Income (EGI)	\$ -	\$ -	\$ -
<b>EXPENSE</b>			
Real Estate Taxes	\$ -	\$ -	\$ -
Real Estate Insurance	\$ -	\$ -	\$ -
Utilities	\$ -	\$ -	\$ -
Trash	\$ -	\$ -	\$ -
Janitorial	\$ -	\$ -	\$ -
Administration	\$ -	\$ -	\$ -
Contract Services	\$ -	\$ -	\$ -
Building Maintenance & Repairs (.15Xsq ft)	\$ -	\$ -	\$ -
Cleaning & Supplies Expense	\$ -	\$ -	\$ -
HVAC	\$ -	\$ -	\$ -
Elevator Maintenance	\$ -	\$ -	\$ -
Gardening / Landscaping	\$ -	\$ -	\$ -
Parking Attendant	\$ -	\$ -	\$ -
Parking Lot Maint/Snow Removal	\$ -	\$ -	\$ -
Salaries	\$ -	\$ -	\$ -
Payroll Taxes	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -
Legal / Auditing / Professional	\$ -	\$ -	\$ -
Security	\$ -	\$ -	\$ -
Property Management	\$ -	\$ -	\$ -
Advertising & Marketing	\$ -	\$ -	\$ -
Replacement Reserves (.25Xsqft)	\$ -	\$ -	\$ -
Other/Miscellaneous	\$ -	\$ -	\$ -
Total Operating Expenses	\$ -	\$ -	\$ -
Net Operating Income	\$ -	\$ -	\$ -

Certification

Owner/ Primary Guarantor \_\_\_\_\_

Date \_\_\_\_\_