

Business Real Estate Financing

Property Operating Statement

Note: Only required to be completed for Investment property.

Applicant Name: _____ Phone Number: _____

Complete Address of Collateral Property:

Street: _____

City: _____ State: _____ Zip: _____

Annual Period: _____

INCOME:

Total Annual Rents Received	_____
Other Annual Income (parking, bill boards, laundry, etc)	_____
Total Potential Gross Income (PGI)	0.00
Vacancy and Collection Loss (10%)	0.00

EFFECTIVE GROSS INCOME (EGI): 0.00

EXPENSES:

Advertising	_____
Auto and travel	_____
Cleaning and maintenance	_____
Commissions	_____
Insurance	_____
Legal and other professional fees	_____
Management fees	_____
Repairs	_____
Supplies	_____
Real Estate Taxes	_____
Utilities	_____
Other	_____

TOTAL EXPENSES: 0.00

Total Annual Net Operating Income: 0.00

Monthly Net Operating Income: 0.00

Monthly Net Operating Income at 1.2 DSC: 0.00

Less: Current Monthly First Mortgage Payment: _____

Maximum Monthly Payment Available: 0.00

Signature _____ Date _____

Signature _____ Date _____