



## Multifamily Property Operating History

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

ANNUAL INCOME	YTD 2016	2015	2014
TOTAL SCHEDULED RENTS (100% OCCUPIED)			
ACTUAL RENTS COLLECTED			
LAUNDRY INCOME			
<b>TOTAL INCOME COLLECTED</b>			

ANNUAL EXPENSES	YTD 2016	2015	2014
REAL ESTATE TAXES			
INSURANCE			
GAS			
ELECTRICITY			
WATER & SEWER			
TRASH REMOVAL			
BUILDING MAINTENANCE & REPAIRS			
INTERIOR & EXTERIOR DECORATING			
CLEANING & SUPPLIES EXPENSES			
PEST CONTROL / MOLD REMOVAL			
GARDENING			
ADVERTISING			
OFF-SITE MANAGEMENT			
RESIDENT MANAGER			
BANK CHARGES			
OFFICE EXPENSES			
LICENSES & FEES			
RENT CONTROL			
LEGAL & AUDIT			
REPLACEMENT RESERVES			
<b>TOTAL EXPENSES</b>			

<b>NET OPERATING INCOME</b>			
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CAPITAL IMPROVEMENTS	YTD 2016	2015	2014
NEW APPLIANCES			
NEW CARPETING / REPLACEMENTS			
PLUMBING / ELECTRICAL			
ROOF			
<b>TOTAL CAPITAL IMPROVEMENTS</b>			

*I/We certify, under penalty of perjury, that the information contained herein is true and accurate, and may be relied upon by the lender, its successors, and assigns.*

BY: BORROWER/SELLER	DATE
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