COMMERCIAL OPERATING STATEMENT
Date: _____

Borrowing Entity:	
Project Name:	
Property Address:	
Property Type:	
# of Units:	

	Current Year Jan 1, 2016 to current month	PRIOR YEAR Jan 1, 2015 to Dec 31, 2015	PRIOR YEAR Jan 1, 2014 to Dec 31, 2014
GROSS ANNUAL RENTS (Total Scheduled Rents with 100% Occupancy)			
CAM (for Retail)/			
Tenant Reimbursements			
Laundry Income			
Parking/Garage Income			
Other Income			
Amount of Actual Rent Collected	0	0	0
ANNUAL EXPENSES:			
Property Taxes:			
Insurance			
Property Reserves:			
Management:			
Payroll Taxes/Worker's Comp			
Office Expense/Supplies			
Management			
Salaries			
Other Administrative			
Utilities:			
Electricity			
Water & Sewer			
Gas			
Telephone			
Trash			
Maintenance:			
Maintenance & Repairs			
Tenant Improvements			
Painting			
Plumbing/Electrical/Gas			
Appliances			
Telephone			
Security			
Landscaping/Gardner			
Pest Control			
Janitorial Service/Cleaning			
Other Expenses:			
Advertisting			
Legal			
Auto			
Accounting/Bank Charges			
License/Business Tax			
Miscellaneous			
TOTAL EXPENSES	**$0**	**$0**	**$0**
NET OPERATING INCOME	**$0**	**$0**	**$0**

The undersigned hereby certifies under penalty of perjury that the attached schedule is a true, accurate and complete income and expense history with respect to the real property above referred to, that none of the leases and/or rental agreements contain any special provisions, that no concessions of any kind or nature have been given or promised to any of the tenants and that no inducements of any kind or nature have been given or promised to any of the tenants (except as noted herein). This certification is being made and given by the undersigned in order to induce Lender to make a loan to Borrower with the knowledge of the undersigned that Lender is relying upon this certification in making the Loan.

By:_____ By:_____
Dated:_____ Dated:_____