

**Income and Expense Statement**

Borrower/Guarantor: \_\_\_\_\_

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

#Units	200__	200__	200__	200__	
Loan #Years Rate	INCOME & EXPENSES	INCOME & EXPENSES	#Months YTD INCOME & EXPENSES	ANNUALIZED INCOME & EXPENSES	BROKER ANALYSIS BASED ON ACTUAL INCOME
<b>INCOME &amp; EXPENSE DATA</b>					
Vacancy & Collection Percentage:					
Annual Gross Income (PGI):					
Other Annual Income:					
<b>TOTAL ANNUAL GROSS INCOME:</b>					
Vacancy & Collection amount:					
<b>EFFECTIVE GROSS INCOME (EGI):</b>					
Real Estate Taxes:					
Property Insurance:					
Flood Insurance (if applicable):					
Off-Site Management:					
Combined Utilities:					
Trash Removal:					
Pest Control:					
Janitorial:					
Res. Mgr. salary:					
Repairs & Maintenance:					
Interior & Exterior Dec:					
Cleaning Expenses & supplies:					
General & Administrative:					
Association Fees:					
Professional Fees (Legal & Audit):					
Miscellaneous:					
Other:					
Replacement Reserves:					
<b>TOTAL EXPENSES:</b>					
<b>NET OPERATING INCOME:</b>					
<b>ANNUAL DEBT SERVICE:</b>			n/a		
<b>DCR:</b>			n/a		

COMMENTS REGARDING INCOME & EXPENSE STATEMENT:

I certify, to the best of my knowledge, under penalty of perjury that the information herein is true and accurate as of: \_\_\_\_\_

By \_\_\_\_\_  
Borrower / Guarantor Signature

By \_\_\_\_\_  
Borrower / Guarantor Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date