



Operating History

The borrower may attach their own document or worksheet to this document. The documentation must include a complete operating history or statement covering the last 2 tax years and the current year to date. The borrower may attach Schedule E from the federal tax return for each year requested. If the property is new, the borrower should attach a completed operating statement and a 12 month pro forma in one of the historical columns. If the property is a purchase both the borrower and seller must sign the operating history.

Property Address _____

	31-Dec Year End	31-Dec Year End	Projected Year end
Annual Income			
Rent Collected	_____	_____	_____
Rent Collected	_____	_____	_____
Other Income	_____	_____	_____
Other Income	_____	_____	_____
Other Income	_____	_____	_____
Other Income	_____	_____	_____
Other Income	_____	_____	_____
Total Income Collected	_____	_____	_____
Annual Expenses			
Taxes	_____	_____	_____
Insurance	_____	_____	_____
License	_____	_____	_____
Electricity* (Y/N)	_____	_____	_____
Gas* (y/n)	_____	_____	_____
Water/Sewer	_____	_____	_____
Interest	_____	_____	_____
Office Exp	_____	_____	_____
Loan payable Chrysler Jeep	_____	_____	_____
Offsite Manager	_____	_____	_____
Supplies	_____	_____	_____
Pool Service	_____	_____	_____
Elevator	_____	_____	_____
Cleaning Expense	_____	_____	_____
Advertising	_____	_____	_____
Telephone	_____	_____	_____
Building Maint	_____	_____	_____
Painting & Decorating	_____	_____	_____
Pest Control	_____	_____	_____
Legal/Professional	_____	_____	_____
Guaranteed payments	_____	_____	_____
Other	_____	_____	_____
Total - Annual Expenses	_____	_____	_____
<i>*If Meter Metered, please indicate</i>			
Capital Expenditures			
Building	_____	_____	_____
Lot	_____	_____	_____
Signage	_____	_____	_____
Heating/ AC	_____	_____	_____
Furniture	_____	_____	_____
Roof	_____	_____	_____
Payroll reimbursement	_____	_____	_____
Other Income	_____	_____	_____
Other Income	_____	_____	_____
Total Capital Expenditures	_____	_____	_____
Total Expenses	_____	_____	_____
<i>(Total Annual Expenses and Total Expenditures)</i>			
Net Operating Income	_____	_____	_____
<i>(total Income minus total expenses)</i>			

I certify under penalty of perjury that the information herein is true and correct as of: _____
DATE

BORROWER/SELLER

BORROWER/SELLER

TITLE DATE

TITLE DATE