

Operating Statement (Multifamily)

INCOME

Unit Type	No. of Units	SF/Unit	Avg Rent (Current)	Avg Rent (Projected)	Total Monthly
Studio					
1 Bedroom					
2 Bedroom					
3 Bedroom					
4 Bedroom					
Other _____					
Commercial					
Other Income (garage/laundry)					
Total Monthly Income					
Potential Gross Income (Annual)					
Vacancy Allowance (Minimum 5%)					
Effective Gross Income					
TOTAL UNITS _____					

EXPENSES (ANNUAL)

	Current Expenses	Projected Expenses	Expenses Per Unit	% of EGI
Utilities (Do not included tenant-paid expenses)				
Gas				
Water				
Electric				
Management Fee				
Property Taxes				
Janitor				
Repair/Maintenance				
Painting/Decorating				
Insurance				
Scavenger				
Exterminating				
Advertising				
Legal				
Reserves				
Other _____				
Other _____				
Other _____				
TOTAL EXPENSES				
NET OPERATING INCOME				

