



**ANNUAL INCOME / EXPENSE STATEMENT**

CALENDAR YEAR:

**LOAN #:**

**PROPERTY ADDRESS:**

**BORROWER:**

**INCOME:**

RENT

OTHER INCOME

TOTAL INCOME

**EXPENSES:**

GAS

ELECTRICITY

WATER/SEWER

MANAGEMENT

R.E. TAXES

JANITOR

REPAIRS/DECORATING\*

INSURANCE

SCAVENGER

EXTERMINATOR

SECURITY

ELEVATOR

ALL OTHER EXPENSES

*\*Note: Do NOT include capital expenditures. Capital expenditures include large costs that are incurred outside of the normal day-to-day operations of the property. Examples: big-ticket items like HVAC or roof replacement, and major renovations like facade repairs.*

**TOTAL OPERATING EXPENSES:**

**NET OPERATING INCOME:**

**SIGNATURE:**

**TITLE:**

**DATE:**

I hereby certify that the information contained on this form is true and accurate.