**Historical Income & Expense (Profit & Loss)**

|  |  |
| --- | --- |
| **Property Address:** |  |
| **City** |  | **State** |  | **Zip Code** |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **Number of Commercial Units:** |  | **Net Rental Square Feet:** |  |
| **Number of Residential Units:** |  | **Current Occupancy Rate:** |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **Income** | **Year 2019** | **Year 2020** | **2021 *Year to Date*** |
| Gross Rental Income |  |  |  |
| Net Rental Income(equals Gross income minus Loss Collection & Vacancy Reserve) |  |  |  |
| Expenses |  |  |  |
| Management Fees |  |  |  |
| Repairs and Maintenance |  |  |  |
| Real Estate Taxes |  |  |  |
| Utilities |  |  |  |
| Insurance |  |  |  |
| Replacement Reserves |  |  |  |
| **Total Expenses** |  |  |  |
| **Net Operating Income** |  |  |  |
| **Capital Improvements** |  |  |  |

*Verifiable Capital Improvements should be removed from repairs and maintenance to assure debt is not counted twice.*

*Please do not include mortgage payments or income taxes as operating expenses.*

By: Date: