

MULTIFAMILY OPERATING HISTORY

Borrower: _____

Property Address: _____

Annual Income

	Month YTD _____	Year End 12/31/ _____	Year End 12/31/ _____
Rental Income Collected	_____	_____	_____
Laundry Income	_____	_____	_____
Garage Income	_____	_____	_____
Other Income	_____	_____	_____
Total Income Collected	_____	_____	_____

Annual Expenses

Real Estate Taxes	_____	_____	_____
Other Taxes/ Assessments	_____	_____	_____
Insurance	_____	_____	_____
Licenses	_____	_____	_____
Ground Rent	_____	_____	_____
Gas	_____	_____	_____
Electricity	_____	_____	_____
Water and Sewer	_____	_____	_____
Trash Removal	_____	_____	_____
Pest Control	_____	_____	_____
Bldg. Maintenance/Repair	_____	_____	_____
Int. & Ext. Decorating	_____	_____	_____
Cleaning/Turnover	_____	_____	_____
Supplies	_____	_____	_____
Elevator	_____	_____	_____
Pool Maintenance	_____	_____	_____
Parking Maintenance	_____	_____	_____
Gardening/Landscape	_____	_____	_____
Nonresident Manager	_____	_____	_____
Resident Manager Salary	_____	_____	_____
Resident Manager Apt. Allowance	_____	_____	_____
Custodian Salary	_____	_____	_____
Custodian Apt. Allowance	_____	_____	_____
Other Salaries	_____	_____	_____
Security	_____	_____	_____
Benefits	_____	_____	_____
Payroll Taxes	_____	_____	_____
Advertising	_____	_____	_____
Telephone	_____	_____	_____
Legal and Audit	_____	_____	_____
Office Expenses	_____	_____	_____
Misc. Administrative	_____	_____	_____

Capital Improvements (Non-Recurring Expenses)

Appliances	_____	_____	_____
Carpeting	_____	_____	_____
Roof	_____	_____	_____
Other: (Attach Detail)	_____	_____	_____
Total Expenses	_____	_____	_____

Net Operating Income

Total Cash Flow

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

_____ Date

Applicant's Signature

Date

Print Name and Title

