

Historical Income & Expense (Profit & Loss)

Property Address:		
City:	State:	Zip:

Number of Commercial Units:	Net Rental Square Feet:
Number of Residential Units:	Current Occupancy Rate: %

	Year 20____ (2 Years Ago)	Year 20____ (Last Year)	Current YTD
INCOME			
Gross Rental Income			
Net Rental Income (Equals Gross Income minus Loss Collection & Vacancy Reserve)			
EXPENSES			
Management Fees			
Repairs & Maintenance			
Real Estate Taxes			
Utilities			
Insurance			
Replacement Reserves			
Total Expenses			
Net Operating Income			
Capital Improvements			

Verifiable Capital Improvements should be removed from Repairs & Maintenance to assure debt is not counted twice.
Please DO NOT include mortgage payments or income taxes as operating expenses.

BY: _____ Date: _____