



STATEMENT OF INCOME AND EXPENSE

PROPERTY INCOME & EXPENSE

Property: _____

Period Covered: From _____ To _____

INCOME
 Gross Rental *
 Less Vacancy Allowance

EFFECTIVE GROSS INCOME:

EXPENSES

If tenants pay or contribute to any expenses, indicate amount and method of payment:

- Taxes
- Insurance
- Gas
- Electric
- Heat
- Water/Sewer
- Repairs and Renovations
- Reserve for Replacement
- Janitor
- Management
- Other (Describe Below):

- _____ (a)
- _____ (b)
- _____ (c)
- _____ (d)

TOTAL EXPENSES
NET OPERATING INCOME (BEFORE DEBT SERVICE)

This is a true and accurate statement

Prepared by: _____

Date: _____

*Expenses to be supported by copied of most current annual bills or most recent tax return.

Note: If "Income" reported above reflects In-Place rents today, write "Current Rent Roll" next to "Period Covered."