COMMERCIAL CAPITAL PARTNERS

COMMERCIAL FINANCE ADVISORY

PROPERTY OPERATING STATEMENT

Property Address: Date:

	Prior Year	Prior Year	Trailing 12 Mo.	YTD
End Date				
INCOME				
Annual Gross Rent				
CAM Reimbursement				
Other Income (laundry, parking, etc.)				
Vacancy, Bad Debt, Concessions				
Adjusted Gross Income	0	0	0	0
EXPENSES				
Real Estate Taxes				
Insurance				
Repairs & Maintenance				
Management Fees				
Utilities				
General & Administration				
Supplies				
Advertising, Leasing & Marketing				
Turnover Cost				
Condo Fees				
Capital Expenses				
Misc Expense 1				
Misc Expense 2				
Total Annual Expenses	0	0	0	0
Net Operating Income	0	0	0	0

Signature: Date:

The operating income reported should be actual operating income for the historical period, not a pro-forma statement.

1 Adjusted Gross Income should be actual rental income collected or revenue recognized for the period, similar to income reported on tax returns. Please explain any large differences between rental income collected and the current rent roll provided.

2 Note any large one-time capital expenses included in Repairs & Maintenance or Capital Expenses. Classify large one-time repairs as Capital Expenses rather than Repairs & Maintenance.

3 Total expenses should be similar to expenses on tax returns, less depreciation and interest expense.