



COMMERCIAL CAPITAL
PARTNERS INC

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 Income¹ | | | | |
| Expenses | | | | |
| Real Estate Taxes | | | | |
| Insurance | | | | |
| Repairs & Maintenance ² | | | | |
| Management Fees | | | | |
| Utilities | | | | |
| General & Administration | | | | |
| Supplies | | | | |
| Advertising, Leasing & Marketing | | | | |
| Turnover Cost | | | | |
| Condo Fees | | | | |
| Capital Expenses *2 | | | | |
| Misc Expense 1 | | | | |
| Misc Expense 2 | | | | |
| Total Annual Expenses³ | | | | |
| Net Operating Income | | | | |

Signature: _____ Date: _____

The operating income reported should be actual operating income for the historical time period, not a pro-forma income statement.
¹Total Adjusted Gross income should be actual rental income collected or revenue recognized for the time period, and be similar to income reported on tax returns. Please explain any large differences between rental income collected and current rent roll provided.
²Please note any large one time capital expenses included in Repairs and Maintenance or Capital Expenses categories. Please classify large one time repairs as Capital Expenses instead of repairs and maintenance.
³Total expenses should be similar to expenses on tax returns less depreciation, and interest expense.