



# INCOME AND EXPENSE STATEMENT

Borrower \_\_\_\_\_

Property Address \_\_\_\_\_

\_\_\_\_\_

Period Covered \_\_\_\_\_ To \_\_\_\_\_

## ANNUAL INCOME

Gross Rental Income (100% occupancy) \_\_\_\_\_

Other Income \_\_\_\_\_

Sub-Total

Less Vacancy/Collection Loss \_\_\_\_\_

**EFFECTIVE GROSS INCOME (EGI)**

## ANNUAL EXPENSES

Real Estate Taxes \_\_\_\_\_

Insurance \_\_\_\_\_

Electric \_\_\_\_\_

Gas/Oil \_\_\_\_\_

Water & Sewer \_\_\_\_\_

Trash Removal \_\_\_\_\_

Snow Removal \_\_\_\_\_

Repairs \_\_\_\_\_

Maintenance \_\_\_\_\_

Management \_\_\_\_\_

Replacement Reserves \_\_\_\_\_

Other (describe) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Total Operating Expenses**

**NET OPERATING INCOME (NOI)**