

Property Operating Statement

Business Real Estate Financing

Note: Only required to be completed for Investment property.

Applicant Name: _____ Phone Number: _____

Complete Address of Collateral Property

Street		
City	State	ZIP Code
Annual Period		

INCOME:

Total Annual Rents Received	
Other Annual Income (parking, billboards, laundry, etc.)	
Total Potential Gross Income (PGI)	
Vacancy and Collection Loss (10%)	

EFFECTIVE GROSS INCOME (EGI):

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EXPENSES:

Advertising	
Auto and travel	
Cleaning and maintenance	
Commissions	
Insurance	
Legal and other professional fees	
Management fees	
Repairs	
Supplies	
Real Estate Taxes	
Utilities	
Other	

TOTAL EXPENSES:

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Total Annual Net Operating Income:

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Monthly Net Operating Income:

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Less: Current Monthly First Mortgage Payment:

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Maximum Monthly Payment Available:

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Signature: _____

Date: _____
(mm/dd/yyyy)

Signature: _____

Date: _____
(mm/dd/yyyy)