

**Multifamily Finance Group**

**Income and Expense Statement**

Borrower/Guarantor: \_\_\_\_\_

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

# Units Loan	Years	Rate	2003 INCOME & EXPENSES	2004 INCOME & EXPENSES	2005	2005 ANNUALIZED INCOME & EXPENSES	BROKER ANALYSIS BASED ON ACTUAL INCOME	FOOTNOTES - INSERT NUMBERS TO REFER TO CORRESPONDING COMMENTS IN NARRATIVE
					Months YTD INCOME & EXPENSES			
INCOME & EXPENSE DATA								
Vacancy & Collection Percentage:								
Annual Gross Income (PGI):								
Other Annual Income:								
<b>TOTAL ANNUAL GROSS INCOME:</b>								
Vacancy & Collection amount:								
<b>EFFECTIVE GROSS INCOME (EGI):</b>								
Real Estate Taxes:								
Property Insurance:								
Flood Insurance (if applicable):								
Off-Site Management:		5%						
Combined Utilities:								
Trash Removal:								
Pest Control:								
Janitorial:		100						
Res. Mgr. salary:								
Repairs & Maintenance:		100						
Interior & Exterior Dec:		100						
Cleaning Expenses & supplies:								
General & Administrative:								
Association Fees:								
Professional Fees (Legal & Audit):								
Miscellaneous:								
Other:								
Replacement Reserves:		250						
<b>TOTAL EXPENSES:</b>								
<b>NET OPERATING INCOME:</b>								
ANNUAL DEBT SERVICE:					n/a			
<b>DCR:</b>					n/a			

**COMMENTS REGARDING INCOME & EXPENSE STATEMENT:**

I certify, to the best of my knowledge, under penalty of perjury that the information herein is true and accurate as of:

\_\_\_\_\_ Date

\_\_\_\_\_  
Borrower / Guarantor Signature

\_\_\_\_\_  
Broker Signature