



# NORTH SHORE BANK

## Commercial Loan Department Investment Property Income and Expense Statement

For the year beginning: \_\_\_\_\_ and Ending: \_\_\_\_\_

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

Property Owner: \_\_\_\_\_

### ANNUAL INCOME

Projected Gross Income based on \$100% Occupancy ( \$ \_\_\_\_\_ )

Actual Rent Collected (current vacancy \_\_\_\_\_ ) \$ \_\_\_\_\_

Other Income (ex. Laundry) \$ \_\_\_\_\_

Effective Gross Income \$ \_\_\_\_\_

### ANNUAL OPERATING EXPENSES (Actual)

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

Insurance \$ \_\_\_\_\_

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

Electricity \$ \_\_\_\_\_

Heat \$ \_\_\_\_\_

Management \$ \_\_\_\_\_

Janitorial/Maintenance \$ \_\_\_\_\_

Professional Fees \$ \_\_\_\_\_

Other ( \_\_\_\_\_ %) \$ \_\_\_\_\_

TOTAL ANNUAL EXPENSES \$ \_\_\_\_\_

NET INCOME BEFORE FINANCING \$ \_\_\_\_\_

**NOTE: PLEASE COMPLETE THE RENT ROLL ON THE FOLLOWING PAGE.**

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

