



Property Operating Statement

Date _____

Property Address: _____

	20	20	Trailing 12 Months	YTD
Annual Gross Rent				
Vacancy and Collection (Minimum 5%)				
Adjusted Gross Income (AGI)				
Expenses:				
• Real Estate Taxes				
• Insurance Premium(s)				
• Management Fee (Minimum 5%)				
• Management Fee				
• Utilities				
• Garbage Collection				
• Replacement Reserves (3%)				
• Replacement Reserves				
• Maintenance & Repairs				
• Supplies				
• Legal and Professional Fees				
• Other				
Total Annual Expenses				
Net Operating Income (NOI)				
(AGI - Total Annual Expenses)				

Signature _____

Date _____