

Apartment/MultiFamily/Multi-Tenant # Units  
Profit and Loss/Income & Expense Statement # of parking spaces Property Name

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

|                        |       |       | Thru _____ | Budget         |
|------------------------|-------|-------|------------|----------------|
|                        | 2011  | 2012  | 2013       | next 12 months |
| Gross Scheduled Income | 20000 | 21000 | 23000      | 25000          |
| Laundry                | 1000  |       |            |                |
| Collected Revenues     | 1000  |       |            |                |
| Vacancy & Collection   | 2000  |       |            |                |
| Effective Gross Income | 24000 | 21000 | 23000      | 25000          |
|                        |       |       |            |                |
| <b>Expenses</b>        |       |       |            |                |
| Administration         |       |       |            |                |
| Advertsing             | 1000  |       |            |                |
| Appliances             |       |       |            |                |
| Electric/Gas           |       |       |            |                |
| Insurance              |       |       |            |                |
| Improvements/Upgrades  |       |       |            |                |
| Landscaping            |       |       |            |                |
| Licenses               |       |       |            |                |
| Management Off-Site    |       |       |            |                |
| Management On-Site     |       |       |            |                |
| Miscellaneous          |       |       |            |                |
| Painting               |       |       |            |                |
| Pest Control           |       |       |            |                |
| Pool                   |       |       |            |                |
| Repairs                |       |       |            |                |
| Replacements           |       |       |            |                |
| Reserves/Replacements  |       |       |            |                |
| Sewer                  |       |       |            |                |
| Taxes                  |       |       |            |                |
| Telephone              |       |       |            |                |
| Trash                  |       |       |            |                |
| Water/Sewer            |       |       |            |                |
|                        |       |       |            |                |

|                      |  |  |  |  |
|----------------------|--|--|--|--|
|                      |  |  |  |  |
|                      |  |  |  |  |
| Total Expenses       |  |  |  |  |
|                      |  |  |  |  |
| Net Operating Income |  |  |  |  |
| Annual Debt Service  |  |  |  |  |
| Cash Flow            |  |  |  |  |

Estimated Market Value  
 Loan Request  
 Cap Rate  
 Gross Rent Multiplier  
 Value per Door/Unit  
 Cost per square foot

\_\_\_\_\_  
Signature of Owner/Representative

Name of Owner/Representative Title

Date Phone # and e-mail