

Financial Statement Example

Revenue	
Gross Potential Rent	100,000
General Vacancy	(5,000)
Credit Loss	(1,000)
Concessions / Free Rent	0
Net Rental Revenue	94,000
Other Income	
Percentage Rent	10,000
Storage Income	5,000
Other Income	1,000
Gross Operating Income	110,000
Expenses	
Repairs & Maintenance	(30,000)
Property Taxes	(10,000)
Insurance	(5,000)
Total Expenses	(45,000)
Net Operating Income	65,000
Capital Expenses	
Tenant Improvements	(15,000)
Leasing Commissions	(6,000)
Capital Reserves	(1,000)
Cash Flow Before Debt Service	43,000