



BRM ADVISORS

Business Resource Marketplace , LLC

INVESTMENT PROPERTY INCOME & EXPENSE STATEMENT

For 12 month period _____ to _____

Loan Account Number: _____

Property Owner: _____

Property Address: _____

ANNUAL INCOME:

Gross Income (\$ 100% occupancy) \$ _____

Actual Rent Collected (____% vacancy) \$ _____

Other Income (Reimbursable expenses, washer/dryer or parking) \$ _____

Effective Gross Income: \$ _____

ANNUAL OPERATING EXPENSES (Actual):

Real Estate Taxes \$ _____

Insurance _____

Water and Sewer _____

Heat _____

Electricity _____

Management _____

Building Repairs _____

Janitorial / Maintenance & Supplies _____

Elevator Maintenance _____

Reserve for Capital Repairs _____

Trash & Snow Removal _____

Professional Fees (Accounting & Legal) _____

Other: (Please itemize on separate sheet) \$ _____

TOTAL ANNUAL EXPENSES: \$ _____

NET INCOME BEFORE FINANCING: \$ _____

NOTE: Kindly complete the Rent Roll on reverse side for the most recent month end.

Signature of Owner: _____ Date _____

RENT ROLL

As of ____ / ____ / ____

Tenant Name	Unit #	# of Bed-rooms	Square Feet	Rent / Month \$	Lease Start Date	Lease Expiration Date	Security Deposit \$	Extensions	Comments

TOTALS: _____ \$ _____ /sf _____ \$ _____

Owner hereby certifies, under seal, that this rent roll is a true, complete and accurate description of the tenancies and rights of persons in possession of the premises located at the property as of the date hereof. Except for leases describing such tenancies, as described herein, there (1) are no extensions, amendments or oral agreements between the undersigned and any such person, (2) exists no event of default and any such tenancy by Owner and (3) to the best of Owner’s knowledge, there exists no event of default hereunder by the tenant thereof.

Signature of Owner: _____ Date _____