

### Apartment Operating History

**Property Street Address**  
**Property City, State Zip Code**

**Instructions:** Please provide complete operating statements for the previous two full years and for the current year to date. You may attach your own operating statement format or provide your Schedule E's from your Federal Income Tax returns. If your property is new please complete the YTD operating statement and provide a 12 month proforma in one of the historical columns.

	12 Months for 2008	12 Months for 2009	12 Months 2010
<b>Annual Income</b>			
Rental Income Collected			
Laundry Income			
Garage Income			
Other Income			
Less Vacancy			
<b>Total Income Collected</b>	\$ -	\$ -	\$ -

<b>Annual Expenses</b>			
Taxes			
License/Accounting/Legal			
Insurance			
Gas *(Y/N)			
Electricity *(Y/N)			
Water *(Y/N)			
Rubbish			
Pest Control			
Security			
Gardener			
Resident Manager			
Offsite Management			
Supplies			
Pool Service			
Elevator			
Cleaning Expense			
Advertising			
Telephone			
Building Maint & Repair			
Painting & Decorating			
Other			
<i>Total Expenses</i>	\$ -	\$ -	\$ -

<b>Capital Improvements (Non-Recurring Expenses)</b>			
Appliances			
Carpeting			
Drapes			
Heating/AC			
Furniture			
Roof			
Other			
<i>Total Capital Improvements</i>	\$ -	\$ -	\$ -
<b>Total Expenses</b>	\$ -	\$ -	\$ -

<b>Net Operating Income</b>	\$ -	\$ -	\$ -
<b>Debt Cover Ratio 1st TD</b>	0.00	0.00	0.00
<b>Debt Cover Ratio 2nd TD</b>	0.00	0.00	0.00

I certify that under penalty of perjury that the information herein is true and correct as of

\_\_\_\_\_ Date

\_\_\_\_\_  
Borrower / Seller

\_\_\_\_\_ Date

\_\_\_\_\_  
Borrower / Seller

\_\_\_\_\_ Date