

PROPERTY OPERATING STATEMENT

(For Investment Properties Only)

Subject Property Address: _____

City: _____ State: _____ Zip Code: _____

Type of Property: _____ Total # of Units: _____ # of Vacant Units: _____

Unit #	Tenant Name	Approx. Sq. Footage	Current Rent Per Month	Original Occupancy Date	Current Lease Start (Month / Year)	Current Lease Expiration

(If you have more than 8 units, please attach another sheet of paper with other units in the same above format)

Annual Revenues	2 nd Year Prior	Prior Year	Current Year
Total Revenues from all Sources			
Annual Expenses	2 nd Year Prior	Prior Year	Current Year
<i>Please DO NOT Include One Time Capital Expense Items</i>			
Real Estate Taxes			
Property Insurance			
Utilities			
Gas			
Electric			
Water/Sewage			
Trash			
Maintenance			
Management			
Other Expenses			
Total Expenses			
Net Operating Income			

By signing, I/We have answered these questions to the best of my/our ability and am willing to provide more details to Alliance Business Capital Inc., its successors or assigns as their interest may appear, upon request.

Borrower Signature

Date

Borrower Signature

Date