



Golden Security Bank

STATEMENT OF INCOME AND OPERATING EXPENSES MIXED - USE

Property located at _____
Street _____ City _____

******* ATTACH COPIES OF THE LEASES *******

Apartments Tenant's Name	Apt #	# of bedrooms & baths	Lease type: Y/N	Is Unit Legal	Current Rent Payment	Square Footage
Commercial Name & Type of Business	Lease Date	Date of Lease Expiration	Lease type: NNN or Gross	Lessee in Default Y/N	Current Monthly Lease Payment	Square Footage

Total Square Footage _____

Total Monthly Scheduled Rent \$ _____

Gross annual income \$ _____

Actual Rents Collected during the past 12 months \$ _____ (Monthly Scheduled Leases X 12)

Annual Operating Expenses - Year Ended _____

Property Taxes	\$ _____
License Fees	
Gas	
Electric	
Water	
Gardener	
Trash Disposal & Sewer Charge	
Elevator Maintenance	
Normal Repairs & Maintenance	
Insurance	
Legal & Accounting	
Management	
Other	

Total Expenses \$ _____

Are there CAM charges that are reimbursable? If so, how much was collected during the past 12 months? _____

How much do you have invested in T.I.'s? _____

Date building was last painted? _____ Date roof was replaced? _____

I (we) hereby represent and warrant that the foregoing statement is submitted for the purpose of obtaining a loan and is certified as true and correct by the undersigned, under penalty of perjury.

Date: _____

Seller Signature

Buyer/Owner Signature