

LANDLORDS RENTAL INCOME		YEARLY TOTALS
1.	INDICATE THE CALENDAR YEARS FOR WHICH THIS INFORMATION APPLIES, OR THE FISCAL YEAR WITH STARTING AND ENDING DATES	
2.	TOTAL POTENTIAL RENTAL INCOME AT 100% OCCUPANCY	\$
3.	ACTUAL RENTAL INCOME RECEIVED DURING THE YEAR	\$
4.	OTHER MISCELLANEOUS INCOME INCLUDING EXPENSE REIMBURSMENTS (LIST BELOW A SUM HERE) ----->	\$
5.	TOTAL ANNUAL INCOME FROM RENT AND OTHER SOURCES	\$

LANDLORDS OPERATING EXPENSES TO PROPERTY		
6.	INSURANCE ONE YEAR PREMIUM	\$
7.	REPAIR AND MAINTENANCE	\$
8.	MANAGEMENT FEES (IF OUTSIDE MANAGEMENT FEE IS PAID)	\$
9.	JANITORIAL	\$
10.	NATURAL GAS	\$
11.	ELECTRICITY	\$
12.	SEWER AAND WATER	\$
13.	TOTAL UTILITIES (GAS, ELECTRICTY, SEWER & WATER - IF UNABLE TO ITEMIZE)	\$
14.	TRASH REMOVAL	\$
15.	YARD MAINTENANCE	\$
16.	ADMINISTRATIVE COSTS (EXCEPT MANAGEMENT FEE)	\$
17.	MISCELLANEOUS LANDLORD EXPENSES (LIST BELOW & SUM HERE) ----->	\$
18.	REPLACEMENT EXPENSE (LIST BELOW, SUCH AS ROOF COVERING, AND LUMP SUM HERE) ----->	\$

NOTES

1. Property tax expense is known and will be accounted for properly.
2. Mortgage payment is a financing expense. Do not include here as an operating expense.
3. Income tax and depreciation claimed for income tax are not operating expenses to the property for appraisal purposes.

COMMENTS

4. Do not include capital improvement expenses such as building additions.