

ABO CAPITAL

Property Operating Statement | Business Real Estate Financing

Complete for ALL investment/income-producing properties • VER-2.0

SECTION 1 — PROPERTY & BORROWER INFORMATION

Applicant / Borrower Name:		Phone Number:	
Street Address:			
City:			
City:	State:	ZIP Code:	
Property Type:	■ SFR ■ 2-4 Unit ■ 5-9 Unit ■ 10+ Unit ■ Mixed Use ■ Commercial ■ Other: _____		
Year Built:		Total Square Footage (Rentable):	
Total Number of Units:		Current Physical Occupancy (%):	
Statement Period (Year or Interim):		Date of Statement:	

SECTION 2 — UNIT RENT SCHEDULE

Unit Type / Description	# Units	Sq Ft / Unit	Market Rent/Unit	Actual Rent/Unit	Monthly Total	Annual Total
Studio / Efficiency			\$	\$	\$	\$
1 Bedroom / 1 Bath			\$	\$	\$	\$
2 Bedroom / 1 Bath			\$	\$	\$	\$
2 Bedroom / 2 Bath			\$	\$	\$	\$
3 Bedroom / 2 Bath			\$	\$	\$	\$
Commercial / Retail			\$	\$	\$	\$
Other:			\$	\$	\$	\$
TOTAL / GROSS POTENTIAL RENT					\$	\$

SECTION 3 — INCOME

	Monthly	Annual
Gross Potential Rent (from Section 2)	\$	\$
Vacancy & Credit Loss (enter as negative)	\$	\$
Concessions / Rent Abatements (enter as negative)	\$	\$

Net Rental Income	\$	\$
Parking / Garage Income	\$	\$
Laundry / Vending Income	\$	\$
Storage Unit Income	\$	\$
Late Fees / NSF Fees	\$	\$
Pet Fees / Deposits	\$	\$
Utility Reimbursements (RUBS / Sub-metered)	\$	\$
Signage / Billboard / Cell Tower Income	\$	\$
Other Income 1: _____	\$	\$
Other Income 2: _____	\$	\$
EFFECTIVE GROSS INCOME (EGI)	\$	\$

SECTION 4 — OPERATING EXPENSES

	Monthly	Annual
Real Estate Taxes	\$	\$
Property Insurance (Hazard / Flood / Liability)	\$	\$
Property Management Fee (% of EGI)	\$	\$
Maintenance & Repairs — General	\$	\$
Maintenance & Repairs — Plumbing / HVAC	\$	\$
Maintenance & Repairs — Electrical	\$	\$
Landscaping / Grounds	\$	\$
Snow Removal	\$	\$
Pest Control	\$	\$
Cleaning / Janitorial	\$	\$
Painting & Turnover Costs	\$	\$
Utilities — Electric (Owner Paid)	\$	\$
Utilities — Gas (Owner Paid)	\$	\$
Utilities — Water / Sewer / Trash	\$	\$
Utilities — Internet / Cable (Common Areas)	\$	\$
Legal & Professional Fees	\$	\$

Accounting / Bookkeeping	\$	\$
Advertising & Marketing	\$	\$
HOA / Condo Dues	\$	\$
Capital Reserves (\$/unit or % of EGI)	\$	\$
Other Expense 1: _____	\$	\$
Other Expense 2: _____	\$	\$
TOTAL OPERATING EXPENSES	\$	\$

SECTION 5 — NET OPERATING INCOME & DEBT SERVICE

	Monthly	Annual
NET OPERATING INCOME (NOI) = EGI – Total Expenses	\$	\$
1st Mortgage — Monthly P&I; Payment	\$	\$
2nd Mortgage / HELOC Payment	\$	\$
Other Debt Service: _____	\$	\$
TOTAL ANNUAL DEBT SERVICE	\$	\$
NET CASH FLOW AFTER DEBT SERVICE (NOI – Debt Service)	\$	\$

SECTION 6 — KEY FINANCIAL METRICS (Lender Calculated / Borrower Estimated)

Metric	Formula	Value
Capitalization Rate (Cap Rate)	$NOI \div Estimated\ Property\ Value$	%
Gross Rent Multiplier (GRM)	$Property\ Value \div Gross\ Annual\ Rents$	
Debt Service Coverage Ratio (DSCR)	$NOI \div Annual\ Debt\ Service$	x
Operating Expense Ratio (OER)	$Total\ Expenses \div EGI$	%
Break-Even Ratio	$(Debt\ Service + Expenses) \div EGI$	%
Cash-on-Cash Return	$Net\ Cash\ Flow \div Total\ Cash\ Invested$	%
Expense per Unit (Annual)	$Total\ Expenses \div \# Units$	\$
Income per Unit (Annual)	$EGI \div \# Units$	\$

SECTION 7 — CERTIFICATION & SIGNATURES

I/We certify that the information provided in this Property Operating Statement is true, accurate, and complete to the best of my/our knowledge. I/We understand that providing false or misleading information may constitute fraud and may result in denial of the loan application or legal action.

Borrower / Applicant Signature:		Date (mm/dd/yyyy):	
Print Name:		Title / Capacity:	
Co-Borrower Signature:		Date (mm/dd/yyyy):	
Print Name:		Title / Capacity:	
Preparer (if other than borrower):		Date (mm/dd/yyyy):	
Company / Title:		Phone:	