



## Commercial Term Lending Operating History - Apartment

### Instructions

Complete this form or provide:

- your own dated operating history, or
- the Schedule E from your federal income tax returns.

We require:

- the past 2 full years, and
- the current year to date on or after July 1, and
- a seller-provided operating history for purchase transactions.

If historical information is not available for new or newly renovated properties, please provide:

- a 12 month pro forma statement, and
- a complete year-to-date operating history from the time of lease up.

**Property address** 336 E. 56th Street New York, NY 10022

**Date** 3-6-23

### Operating history

#### Income

|                               | Year end 2022     | Year end  | Month YTD |
|-------------------------------|-------------------|-----------|-----------|
| Actual collection             | \$ 132,099        | \$ N/A    | \$ N/A    |
| Reimbursed tenant expenses    | \$                | \$ N/A    | \$ N/A    |
| Laundry                       | \$                | \$ N/A    | \$ N/A    |
| Parking                       | \$                | \$ N/A    | \$ N/A    |
| Storage                       | \$                | \$ N/A    | \$ N/A    |
| Other (list):                 | \$                | \$ N/A    | \$ N/A    |
| COMMERCIAL INCOME Collection  | \$                | \$ N/A    | \$ N/A    |
|                               | \$                | \$ N/A    | \$ N/A    |
| <b>Total income collected</b> | <b>\$ 132,099</b> | <b>\$</b> | <b>\$</b> |

#### Expenses

|                                                                       |                          |                          |                          |
|-----------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| Real estate taxes                                                     | \$ 86,443                | \$ N/A                   | \$ N/A                   |
| Other taxes and assessments                                           | \$                       | \$ N/A                   | \$ N/A                   |
| Property insurance (including flood and/or earthquake, if applicable) | \$ 8,981                 | \$ N/A                   | \$ N/A                   |
| Utilities                                                             |                          |                          |                          |
| Master metered?                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water/sewer                                                           | \$ 743                   | \$ N/A                   | \$ N/A                   |
| Trash                                                                 | \$                       | \$ N/A                   | \$ N/A                   |
| Fuel/gas                                                              | \$                       | \$ N/A                   | \$ N/A                   |
| Electric                                                              | COMBINED--> \$ 8,248     | \$ N/A                   | \$ N/A                   |
| Cable                                                                 | \$                       | \$ N/A                   | \$ N/A                   |

|                                                 | Year end <u>2022</u> | Year end _____ | Month<br>YTD _____ |
|-------------------------------------------------|----------------------|----------------|--------------------|
| <b>Expenses</b>                                 |                      |                |                    |
| Telephone                                       | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Other                                           | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| <b>Management</b>                               |                      |                |                    |
| Resident manager                                | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Offsite manager                                 | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Legal/professional fees                         | \$ <u>750</u>        | \$ _____ N/A   | \$ _____ N/A       |
| Payroll                                         | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Advertising                                     | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Licenses                                        | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Building repair (excluding capital expenditure) | \$ <u>3,980</u>      | \$ _____ N/A   | \$ _____ N/A       |
| <b>Building maintenance</b>                     |                      |                |                    |
| Snow removal                                    | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Pest control                                    | \$ <u>956</u>        | \$ _____ N/A   | \$ _____ N/A       |
| Painting and decorating                         | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Cleaning and supplies                           | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Gardening                                       | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Pool service                                    | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Elevator maintenance                            | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| Boiler maintenance                              | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| <b>Other (list):</b>                            |                      |                |                    |
| <u>Interest</u>                                 | \$ <u>40,637</u>     | \$ _____ N/A   | \$ _____ N/A       |
| _____                                           | \$ _____             | \$ _____ N/A   | \$ _____ N/A       |
| <b>Total operating expenses</b>                 | \$ <u>150,738</u>    | \$ _____       | \$ _____           |
| <b>Net operating income (NOI)</b>               | \$ <u>-18,639</u>    | \$ _____       | \$ _____           |

Total income minus total expenses

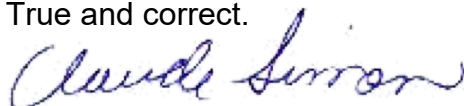
### Capital expenditure

List any non-routine maintenance expenses (such as new roof, complete paint job)

|                                  |                   |              |              |
|----------------------------------|-------------------|--------------|--------------|
| _____                            | \$ _____          | \$ _____ N/A | \$ _____ N/A |
| _____                            | \$ _____          | \$ _____ N/A | \$ _____ N/A |
| _____                            | \$ _____          | \$ _____ N/A | \$ _____ N/A |
| _____                            | \$ _____          | \$ _____ N/A | \$ _____ N/A |
| <b>Total capital expenditure</b> | \$ _____          | \$ _____     | \$ _____     |
| <b>Total expenses</b>            | \$ <u>150,738</u> | \$ _____     | \$ _____     |

Total operating expenses plus total capital expenditures

True and correct.



Claude Simon  
Charles Henry Properties, LLC