CHASE

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 _____

Operating history

Income

	Year end 2022	Year end	Month YTD
Actual collection	$	$ 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
Total income collected	**$**	**$**	**$**

Expenses

Real estate taxes	$	$ N/A	$ N/A
Other taxes and assessments	$	$ N/A	$ N/A
Property insurance (including flood and/or earthquake, if applicable)	$	$ N/A	$ N/A
Utilities			
Master metered?	☐	☐	☐
Water/sewer	$	$ N/A	$ N/A
Trash	$	$ N/A	$ N/A
Fuel/gas	$	$ N/A	$ N/A
Electric	$	$ N/A	$ N/A
Cable	$	$ N/A	$ N/A

	Year end 2022	Year end	Month YTD
Expenses			
Telephone	$	$ N/A	$ N/A
Other	$	$ N/A	$ N/A
Management			
Resident manager	$	$ N/A	$ N/A
Offsite manager	$	$ N/A	$ N/A
Legal/professional fees	$	$ N/A	$ N/A
Payroll	$	$ N/A	$ N/A
Advertising	$	$ N/A	$ N/A
Licenses	$	$ N/A	$ N/A
Building repair (excluding capital expenditure)	$	$ N/A	$ N/A
Building maintenance			
Snow removal	$	$ N/A	$ N/A
Pest control	$	$ 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
Other (list):			
	$	$ N/A	$ N/A
	$	$ N/A	$ N/A
Total operating expenses	$	$	$
Net operating income (NOI) 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
Total capital expenditure	**$**	**$**	**$**
Total expenses Total operating expenses plus total capital expenditures	**$**	**$**	**$**