



Multi-Family Lending  
Operating History - Apartment

**Instructions:**

- 1 Complete Section 1.
- 2 Provide operating history\* for the prior two full years ending 12/31 and current year-to-date. This requirement can be satisfied by any of the following options:
  - a. Attach your own itemized operating history for the previous two full years ending 12/31 and current year-to-date; all information requested in Section 2 should be included in the operating history. Sign, date and print your name and title on the attached operating history.
  - b. Attach your Schedule E from your Federal Income Tax Return for the last two years. Also include a year-to-date itemized operating history. Sign, date and print your name and title on the attached Schedule E.
  - c. If an operating history is not available, complete Section 2 of this form.
  - d. If the property is **new** or **newly renovated** and historical information is not available, provide a complete year-to-date operating history from time of construction/renovation and a 12-month pro forma.

\* For purchase transactions, a seller-provided operating history, signed by applicant, is required.

**Section 1: Property Information**

336 E 56 <sup>th</sup> Street Property Address	New York City	NY State	10022 Zip	7 Total # Units	# Units Vacant
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**Section 2: Operating History**

An attached operating history and/or signed Schedule E is acceptable instead of completing the information below.

Attachment must contain all the information below, and include signature, date and printed name of the signer. For purchase transactions, a seller-provided Operating History, signed by applicant, is required.

	12/31 Year End: 2014	12/31 Year End: 2015	Month YTD: 2016 YTD (Jan 1 - August 31)
<b>Annual Income</b>			
Actual Collection	\$209,301	\$213,425	\$142,977
Laundry Income			
Parking Income			
Storage Income			
Tenant Reimbursed Expenses			
Other (please describe):			
<b>Total Income Collected</b>	<b>\$209,301</b>	<b>\$213,425</b>	<b>\$142,977</b>
<b>Annual Expenses</b>			
RE Taxes	\$60,300	\$59,733	\$64,652
Other Taxes & Assessments			
Insurance	\$3,028	\$5,254	\$6,167
Utilities	Mastered metered?	Mastered metered?	Mastered metered?
Fuel	\$0	\$0	\$0
Water/Sewer	\$1,038	\$1,073	\$1,375
Electric/Gas	\$8,412	\$7,851	\$4,675
Trash			
Cable/Other			
<b>Management</b>			
Resident Manager	\$2,400	\$2,400	\$1,600
Payroll Expense	\$0	\$0	\$0
Offsite Manager	\$4,800	\$4,800	\$3,200
Advertising/Telephone	\$0	\$0	\$0
Misc./Licenses	\$217	\$13	\$0
Legal/Professional Fees	\$13,679	\$1,792	\$750
<b>Building Repair</b>			

(excluding capital expenditures)	\$18,262	\$5,868	\$9,350
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### Section 2: Operating History (cont'd)

#### Building Maintenance

Snow Removal			
Pest Control			
Painting and Decorating			
Cleaning/Supplies	\$361	\$253	\$696
Gardener			
Pool Svc/Elevator Maint			
Boiler Maintenance			
Other (please describe):			
<b>Total Annual Expenses</b> (excluding capital expenditures)	<b>\$112,497</b>	<b>\$89,037</b>	<b>\$92,465</b>
<b>Net Operating Income</b> (total income less total annual expenses)	<b>\$96,804</b>	<b>\$124,388</b>	<b>\$50,512</b>

**Capital Expenditures** (non-recurring expenses) Please describe type of capital expenditure (e.g. new roof, complete paint job).

<b>Total Capital Expenditures</b>			
<b>Total Expenses</b> (total annual expenses + total capital expenditures)	<b>\$112,497</b>	<b>\$89,037</b>	<b>\$92,465</b>

### Section 3: Certification (REQUIRED)

I hereby certify to JPMorgan Chase Bank, N.A., and its successors and assigns, that I have personally prepared and/or reviewed the information herein and on the attached documents, if any, and that to the best of my knowledge it is true and correct.

Applicant's Signature	Applicant's Printed Name	Date
X		