

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 and the attachment must be signed.
 - b. Attach your Schedule E from your Federal Income Tax Return for the last two years and include a year-to-date itemized operating history. The attached Schedule E and the operating history must be signed.
 - 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 the applicant, is required.

Section 1: Property Information

Property Address _____ City _____ State _____ Zip _____

Section 2: Operating History

NOT REQUIRED IF ATTACHING A SIGNED OPERATING HISTORY AND/OR A SIGNED SCHEDULE E
For purchase transactions, a seller-provided operating history, signed by applicant, is required.

	12/31 Year End:	12/31 Year End:	Month YTD:
Income			
Base Rent			
CAM Reimbursement			
Tax Reimbursement			
Insurance Reimbursement			
Utilities Reimbursement			
Mgmt Fee Reimbursement			
Other Reimbursement(s)			
Percentage Rent			
Total Other Income			
Gross Income			
Vacancy (-)			
Effective Gross income			
Operating Expenses			
Real Estate Taxes			
Property Insurance			
Utilities			
Maintenance			
Repairs and Maintenance <i>(excluding capital expenditures)</i>			
Janitorial			
Management			
Management Fee			
Professional Fees			
General, Selling and Administrative			
Other <i>(please describe)</i> :			

Replacement Reserve			
Total Operating Expenses			
Net Operating Income (NOI)			
Tenant Improvements			
Leasing Commissions			
Total Rollover Expense			
Post-Rollover Cash Flow			
Capital Expenditures <i>(non-recurring expenses) Please describe type of capital expenditure (e.g. new roof, complete paint job).</i>			

Total Capital Expenditures			
Total Expenses			
<i>(total annual expenses + total capital expenditures)</i>			

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 X	Applicant's Printed Name	Date
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