

Business Real Estate Financing

Property Operating Statement

Note: Required for properties with tenant(s).

Applicant name: Vincent + Barbara Cane Phone number: 610-960-8982

Complete address of collateral property

Street <u>3628-44 Atlantic Brigantine Blvd.</u>		
City <u>Brigantine</u>	State <u>NJ</u>	ZIP code <u>08203</u>
Annual period <u>Jan to Dec</u>		

Income:

Total annual rents received	<u>211,582.00</u>
Other annual income (parking, billboards, laundry, etc.)	<u>0</u>
Total Potential Gross Income (PGI)	<u>211,582.00</u>
Vacancy and collection loss (10%)	<u>21,158.00</u>
Effective Gross Income (EGI):	<u>190,424.00</u>

Expenses:

Advertising	<u>0</u>
Auto and travel	<u>5,200.00</u>
Cleaning and maintenance	<u>3,000.00</u>
Commissions	<u>0</u>
Insurance	<u>6,500.00</u>
Legal and other professional fees	<u>1,400.00</u>
Management fees	<u>0</u>
Repairs	<u>0</u>
Supplies	<u>0</u>
Real estate taxes	<u>34,000.00</u>
Utilities	<u>3,701.00</u>
Other	<u>0</u>
Total expenses:	<u>63,801.00</u>

Total expenses:

Total annual net operating income:

Monthly net operating income:

Less: Current monthly first mortgage payment:

Maximum monthly payment available:

Signature: <u>Vincent Cane</u>	Date: <u>5-9-2022</u>
Signature: <u>Barbara Cane</u>	(mm/dd/yyyy)
	Date: <u>5-9-2022</u>
	(mm/dd/yyyy)



Business Real Estate Financing

Rent Roll

Note: Required for properties with tenant(s).

Applicant name(s): Vincent + Barbara Cane As of date: 5.9.2022
(mm/dd/yyyy)

Complete address of collateral property

Street	<u>3028 - 44 Atlantic Brigantine Blvd</u>		
City	<u>Brigantine</u>	State	<u>NJ</u>
		ZIP code	<u>08203</u>

Instructions: Provide information for each tenant as a separate line item.

Unit type (Commercial or Residential)	Residential: Provide # of bed & baths Commercial: Provide business name	Suite/ Unit number	Square footage	Lease start date	Lease end date	Current monthly rent (If vacant, enter \$0)	Increases	Expense paid by tenant code (See below)	Remarks Provide relevant property information (e.g. recent improvements or month-to-month leases)
(Example) Residential	1 Bed/1 Bath	#1	800	12/2015	MTM	\$1,200	Annual +2%	MG	Kitchen is remodeled and lease is month to month (MTM) as of 12/15
(Example) Commercial	ABC Design Inc.	#302	950	9/2013	12/2016	\$1,250	Annual +1.5%	MG	Extensive tenant improvements, lighting, floor finish in 2013
Res.	2 Bed 1 Bath	#1	500	8/2019	MTM	800.00	1%	MG	as needed
Res	2 Bed 1 Bath	#2	500	9/2020	MTM	775.00	1%	MG	as needed
Res	2 Bed 1 Bath	#3	600	5/2021	5/2023	950.00	1%	MG	Just redone paint
Res	2 Bed 1 Bath	#4	500	2021	MTM	800.00	1%	MG	as needed
Res	2 Bed 1 Bath	#5	500	7/2021	7/2022	950.00	1%	MG	as needed
Res	2 Bed 1 Bath	6	500	9/2013	MTM	775.00	1%	MG	as needed
Res	2 Bed 1 Bath	7	600	5/2017	MTM	825.00	1%	MG	as needed
Res	2 Bed 1 Bath	8	500	12/2020	MTM	800.00	1%	MG	as needed
Res	2 Bed 1 Bath	9	500	4/2017	MTM	775.00	1%	MG	as needed

Completed by:

Print name: Vincent Cane Date: 5.9.2022
(mm/dd/yyyy)

Expenses paid by tenant codes	MG	"Modified Gross" where landlord generally pays taxes, building insurance, tenant pays utilities, sometimes interior maintenance
	NNN	"Triple Net" stands for Net, Net, Net where tenant pays pro rata taxes, insurance, building maintenance, and utilities
	FSG	"Full Service Gross" where owner pays all costs including utilities, taxes, and janitorial



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(mm/dd/yyyy)

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(Example) Commercial	ABC Design Inc.	#302	950	9/2013	12/2016	\$1,250	Annual +1.5%	MG	Extensive tenant improvements, lighting, floor finish in 2013
Res	2 Bed 1 Bath	10	600	9 2021	MTM	775. ⁰⁰	10%	MG	as needed
Res	2 Bed 1 Bath	11	500	4 2018	MTM	775. ⁰⁰	1%	MG	as needed
Res	2 Bed 1 Bath	12	500	5 2017	MTM	800. ⁰⁰	1%	MG	as needed
Res	2 Bed 1 Bath	13	500	6/2017	MTM	800. ⁰⁰	1%	MG	as needed
Res	2 Bed 1 Bath	14	600	9 2018	MTM	850. ⁰⁰	1%	MG	as needed
Comm.	Yuk Hana	3628	3000	2 2005	MTM	3900. ⁰⁰	1%	MG	tenant
Comm	Extreme	3634	1000	11/2014	MTM	800. ⁰⁰	1%	MG	tenant
Comm	Candy Shop	3636	1000	6 2019	2024	1000. ⁰⁰	1%	MG	tenant
Comm	Female Hair Salon	3638	1000	2 2005	MTM	1724. ⁰⁰	1%	MG	Tenant

Completed by: one on Back Vincent Cane Date: 5-9-2022
Print name: (mm/dd/yyyy)

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