

**NCS COMMERCIAL  
COMMERCIAL LOAN PROGRAM  
Operating Statement Questionnaire and Certification**

NCSC Commercial Funding, LLC  
888.828.4181, Fax 888.828.4182  
2/22/2007

PROPERTY NAME & ADDRESS:

Property Type: \_\_\_\_\_  
 Rent Subsidies (circle one):            NO                  YES        
 Number of Units or Net Rentable Sq. Feet: \_\_\_\_\_  
 Year Built \_\_\_\_\_  
 Appraised Value and Date \_\_\_\_\_

INCOME:	2004	2005	2006	Trailing 12 Mo.	YTD
Gross Potential Rent (GPR)					
Less:					
Vacancy					
Concessions					
Net Delinquency					
Sub-Total					
Total Effective Income					

Other Income (Specify)					
Other Income (Specify)					
Other Income (Specify)					
Total Revenues:					

EXPENSES:	2004	2005	2006	Trailing 12 Mo.	YTD
General & Administrative					
Payroll & Employee Benefits					
Advertising					
Management Fee					
Utilities					
Common Area Maintenance (CAM)					
Repairs & Maintenance					
Insurance					
Property Taxes					
Other (Specify)					
Total Expenses					

Replacement Reserves					
Calculation Base:					

Net Operating Income after Reserves but before Debt Service & Deprec.					
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Annual Capital Improvement Amt.					
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Borrower Name & Address:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Borrower Phone & Fax:  
 \_\_\_\_\_  
 \_\_\_\_\_

Certified Correct by Borrower:  
 \_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 Date  
 \_\_\_\_\_