

Analysis of Schedule E (Rental) Income – Schedule Analysis Method

Property Address: _____

Schedule E – Rental Income		yr 20 _____	yr 20 _____
1. GROSS RENT RECEIVED	Line 3	_____	_____
2. TOTAL EXPENSES BEFORE DEPRECIATION	Line 19	(_____)	(_____)
3. AMORTIZATION/CASUALTY LOSS/ONE-TIME EXPENSES	Line 18	_____	_____
4. INSURANCE*	Line 9	_____	_____
5. MORTGAGE INTEREST	Line 12	_____	_____
6. TAXES*	Line 16	_____	_____
7. TOTAL ADJUSTED GROSS	Total lines 1 thru 6 (above)	_____	_____
8. TOTAL ADJUSTED GROSS INCOME (LOSS) BOTH YEARS	Add Totals (both columns) line 7 (above)	_____	_____
9. # OF MONTHS RENTAL INCOME/EXPENSES REVIEWED **	Months of information in tax returns	_____	_____
10. SUBTOTAL AVERAGE INCOME (LOSS) FOR THIS PROPERTY	Divide adj. gross by # of months	_____	_____
11. SUBTRACT FULL PITI PAYMENTS FOR THIS PROPERTY	From Credit Report, Mortgage Stmt or Equivalent*	(_____)	_____
12. AVERAGE MONTHLY INCOME (LOSS) FOR THIS PROPERTY	Subtract line 11 from line 10	_____	_____

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11. SUBTRACT FULL PITI PAYMENTS FOR THIS PROPERTY	From Credit Report, Mortgage Stmt or Equivalent*	(_____)	_____
12. AVERAGE MONTHLY INCOME (LOSS) FOR THIS PROPERTY	Subtract line 11 from line 10	_____	_____

*Add back insurance and taxes to expenses (Lines 4, & 6) ONLY if you are certain they are included in the payment from the credit report or mortgage statement being subtracted on Line 11.

** Assume 12 months of rental income/expenses for each tax year, unless other documentation (i.e. HUD-1) proving date of property acquisition has been provided