



Property Address: 1011-1015 N Broadway St. Joliet IL 60435

	Current	Pro-Forma	
Yearly Rental Income	\$ 79,800.00	\$ 112,859.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 13,350.00	\$ 13,889.00	
Insurance	\$ 3,000.00	\$ 3,000.00	
Utilities			
Gas	\$ -	\$ -	No Landlord Gas Expense
Water	\$ 4,800.00	\$ 4,800.00	
Electric	\$ -	\$ -	No Landlord Electrical Expense
Garbage	\$ 960.00	\$ 960.00	
Snow/Lawn	\$ 1,500.00	\$ 1,500.00	
Repairs/Maintenance	\$ 4,800.00	\$ 4,800.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 3,990.00	\$ 5,642.95	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 32,400.00	\$ 34,591.95
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Net Operating Income	\$ 47,400.00	\$ 78,267.05
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	Common Areas	Units	Notes
Gas	N/A	T	
Water	N/A	L	
Electric	N/A	T	
Garbage	L	T	City Garbage
Snow/Lawn	L	L	

(L) Landlord Responsible
(T) Tenant Responsible
(LT) Landlord & Tenant Responsible

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