CITY POINT

Property Address: 809 & 823 Kimberly Dr. DeKalb, IL 60115

	Current	Pro-Forma	
Yearly Rental Income	**$339,000**	**$345,600**	Gross Rental Income Excluding Laundry or Other Income.

Expenses	**Annual Cost**	**Annual Cost**	**Notes**
Property Taxes	$34,847.44	$34,847.44	
Insurance	$14,400.00	$14,400.00	
Utilities			
Gas	$ -	$ -	
Water	$13,268.04	$13,268.04	
Electric	$2,606.50	$2,606.50	
Garbage	$5,529.88	$5,529.88	
Snow/Lawn	$2,736.00	$2,736.00	
Repairs/Maintenance	$11,520.00	$11,520.00	
Management	$ 16,950.00	$ 17,280.00	5% Of Gross Monthly Rents
HOA	$ -	$ -	
Other:	$ -	$ -	

Total Expenses	**$ 101,857.86**	**$ 102,187.86**

Net Operating Income	**$ 237,142.14**	**$ 243,412.14**

	Common Areas	**Units**	**Notes**
Gas		T	
Water		L	
Electric	L	T	
Garbage	L		
Snow/Lawn	L		

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

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