CITY POINT

Property Address: 901, 915, 929 W Hillcrest Dr. DeKalb, IL 60115

	Current	Pro-Forma	
Yearly Rental Income	**$301,800**	**$313,200**	Gross Rental Income Excluding Laundry or Other Income.

Expenses	**Annual Cost**	**Annual Cost**	**Notes**
Property Taxes	$39,446.24	$39,446.24	
Insurance	$14,400.00	$14,400.00	
Utilities			
Gas	$3,208.53	$3,208.53	Gas Boiler
Water	$12,162.37	$12,162.37	
Electric	$2,389.29	$2,389.29	
Garbage	$5,069.05	$5,069.05	
Snow/Lawn	$4,104.00	$4,104.00	
Repairs/Maintenance	$10,560.00	$10,560.00	
Management	$ 15,090.00	$ 15,660.00	5% Of Gross Monthly Rents
HOA	$ -	$ -	
Other:	$ -	$ -	

Total Expenses	**$106,429.48**	**$ 106,999.48**

Net Operating Income	**$ 195,370.52**	**$ 206,200.52**

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

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

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