



Property Address: 819, 831 & 837 W. Hillcrest Dr. Hillcrest Dr. DeKalb, IL 60115

	Current	Pro-Forma	
Yearly Rental Income	\$261,000	\$291,000	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$36,339.26	\$36,339.26	
Insurance	\$13,800.00	\$13,800.00	
Utilities			
Gas	\$ 2,807.46	\$ 2,807.46	Gas Boiler
Water	\$11,609.54	\$11,609.54	
Electric	\$2,280.69	\$2,280.69	
Garbage	\$4,838.64	\$4,838.64	
Snow/Lawn	\$4,104.00	\$4,104.00	
Repairs/Maintenance	\$10,080.00	\$10,080.00	
Management	\$ 13,050.00	\$ 14,550.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 98,909.59	\$ 100,409.59
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Net Operating Income	\$ 162,090.41	\$ 190,590.41
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	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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