CITY POINT

Property Address: 906 Kimberly Dr. DeKalb, IL 60115

	Current	Pro-Forma	
Yearly Rental Income	**$ 179,100.00**	**$ 187,200.00**	Gross Rental Income Excluding Laundry or Other Income.

Expenses	**Annual Cost**	**Annual Cost**	**Notes**
Property Taxes	$ 25,152.88	$ 25,152.88	
Insurance	$ 7,200.00	$ 7,200.00	
Utilities			
Gas	$ -	$ -	
Water	$ 7,186.86	$ 7,186.86	
Electric	$ 1,411.86	$ 1,411.86	
Garbage	$ 2,995.35	$ 2,995.35	
Snow/Lawn	$ 1,368.00	$ 1,368.00	
Repairs/Maintenance	$ 6,500.00	$ 6,500.00	
Management	$ 8,955.00	$ 9,360.00	5% Of Gross Monthly Rents
HOA	$ -	$ -	
Other:	$ -	$ -	

Total Expenses	**$ 60,769.95**	**$ 61,174.95**

Net Operating Income	**$ 118,330.05**	**$ 126,025.05**

	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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