



Property Address: 117 Hinsdell Place, Elgin, IL

	Current	Pro-Forma	
Yearly Rental Income	\$ 35,400.00	\$ 48,000.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 4,992.00	\$ 5,200.00	
Insurance	\$ 2,000.00	\$ 2,000.00	
Utilities			
Gas	\$ -	\$ -	Tenant Expense
Water	\$ 2,640.00	\$ 2,700.00	
Electric	\$ -	\$ -	Tenant Expense
Garbage	\$ -	\$ -	Included With Annual Water Expense
Snow/Lawn	\$ -	\$ -	
Repairs/Maintenance	\$ 2,000.00	\$ 2,000.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 1,770.00	\$ 2,400.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 13,402.00	\$ 14,300.00
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Net Operating Income	\$ 21,998.00	\$ 33,700.00
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	Common Areas	Units	Notes
Gas	N/A	T	
Water	N/A	L	
Electric	N/A	T	
Garbage	L	L	
Snow/Lawn	L	L	

(L) Landlord Responsible

(T) Tenant Responsible

(LT) Landlord & Tenant Responsible

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