



Property Address: 2724 S Crowell St. Chicago IL 60608

Current Pro-Forma

Yearly Rental Income	\$ 50,400.00	\$ 54,000.00	Gross Rental Income Excluding Laundry or Other Income.
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Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 5,485.76	\$ 5,700.00	
Insurance	\$ 2,444.00	\$ 2,444.00	
Utilities			
Gas	\$ -	\$ -	Tenant Responsibility
Water	\$ 2,340.00	\$ 2,340.00	Billed at \$195/Month Regardless of Usage
Electric	\$ -	\$ -	Tenant Responsibility
Garbage	\$ -	\$ -	Water and Garbage Billed Together
Snow/Lawn	\$ -	\$ -	Turf in Backyard.
Repairs/Maintenance	\$ 1,000.00	\$ 1,000.00	
Management	\$ -	\$ -	Owner Managed
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 11,269.76	\$ 11,484.00
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Net Operating Income	\$ 39,130.24	\$ 42,516.00
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	Common Areas	Units	Notes
Gas	N/A	T	
Water	N/A	L	
Electric	N/A	T	
Garbage	N/A	L	Water and Garbage Billed Together
Snow/Lawn	T	N/A	Turf in Backyard

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

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