



Property Address: 1709 N Winnebago Ave. Chicago, IL 60647

	Current	Pro-Forma	
<b>Yearly Rental Income</b>	<b>\$ 84,000.00</b>	<b>\$ 90,000.00</b>	Currently Owner Occupied, Current Rent based on unit being leased.

Expenses	Annual Cost	Annual Cost	Notes
<b>Property Taxes</b>	\$ 16,449.26	\$ 17,000.00	
<b>Insurance</b>	\$ 1,000.00	\$ 1,000.00	Estimate
<b>Utilities</b>			
Gas	\$ -	\$ -	Tenant Responsibility
Water	\$ -	\$ -	Tenant Responsibility
Electric	\$ -	\$ -	Tenant Responsibility
Garbage	\$ -	\$ -	Water and Garbage Billed Together
Snow/Lawn	\$ -	\$ -	Turf in Backyard.
<b>Repairs/Maintenance</b>	\$ 1,000.00	\$ 1,000.00	Newer Construction
<b>Management</b>	\$ 4,200.00	\$ 4,200.00	Based on 5% of Gross Rents
<b>HOA</b>	\$ -	\$ -	
<b>Other:</b>	\$ -	\$ -	

<b>Total Expenses</b>	<b>\$ 22,649.26</b>	<b>\$ 23,200.00</b>
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<b>Net Operating Income</b>	<b>\$ 61,350.74</b>	<b>\$ 66,800.00</b>
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	Common Areas	Units	Notes
<b>Gas</b>	N/A	T	
<b>Water</b>	N/A	T	
<b>Electric</b>	N/A	T	
<b>Garbage</b>	N/A	T	
<b>Snow/Lawn</b>	N/A	N/A	Covered by HOA

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

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