



Property Address: 2125 S. Harlem Ave. Berwyn, IL. 60402

| | Current | Pro-Forma | |
|----------------------|--------------|---------------|--|
| Yearly Rental Income | \$ 82,920.00 | \$ 111,600.00 | Gross Rental Income Excluding Laundry or Other Income. |

| Expenses | Annual Cost | Annual Cost | Notes |
|---------------------|--------------|--------------|---------------------------|
| Property Taxes | \$ 15,720.00 | \$ 15,720.00 | |
| Insurance | \$ 4,200.00 | \$ 4,200.00 | |
| | | | |
| Utilities | | | |
| Gas | \$ 3,361.00 | \$ 3,361.00 | |
| Water | \$ 4,557.00 | \$ 4,557.00 | |
| Electric | \$ 459.00 | \$ 459.00 | |
| Garbage | \$ 1,104.00 | \$ 1,104.00 | |
| Snow/Lawn | \$ 1,700.00 | \$ 1,700.00 | |
| | | | |
| Repairs/Maintenance | \$ 3,000.00 | \$ 3,000.00 | Estimate |
| Management | \$ 4,146.00 | \$ 5,580.00 | 5% Of Gross Monthly Rents |
| HOA | \$ - | \$ - | |
| Other: | \$ - | \$ - | |

| | | |
|----------------|--------------|--------------|
| Total Expenses | \$ 38,247.00 | \$ 39,681.00 |
|----------------|--------------|--------------|

| | | |
|----------------------|--------------|--------------|
| Net Operating Income | \$ 44,673.00 | \$ 71,919.00 |
|----------------------|--------------|--------------|

| | Common Areas | Units | Notes |
|-----------|--------------|-------|--------------------|
| Gas | L | LT | T pays cooking gas |
| Water | L | L | |
| Electric | L | T | |
| Garbage | L | L | |
| Snow/Lawn | L | L | |

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

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