



Property Address: 1933 N 18th Ave Melrose Park, IL 60160

	Current	Pro-Forma	
<b>Yearly Rental Income</b>	<b>\$ 49,620.00</b>	<b>\$ 67,200.00</b>	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
<b>Property Taxes</b>	\$ 13,369.75	\$ 14,038.00	
<b>Insurance</b>	\$ 3,000.00	\$ 3,000.00	
<b>Utilities</b>			
Gas	\$ 1,470.00	\$ 1,500.00	
Water	\$ 900.00	\$ 1,000.00	
Electric	\$ 960.00	\$ 1,000.00	Landlord pays for common areas and basement
Garbage			Included with Water
Snow/Lawn	\$ 500.00	\$ 500.00	
<b>Repairs/Maintenance</b>	\$ 3,000.00	\$ 3,000.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
<b>Management</b>	\$ 2,481.00	\$ 3,360.00	5% of Gross Monthly Rents
<b>HOA</b>	\$ -	\$ -	
<b>Other:</b>	\$ -	\$ -	

<b>Total Expenses</b>	<b>\$ 25,680.75</b>	<b>\$ 27,398.00</b>
-----------------------	---------------------	---------------------

<b>Net Operating Income</b>	<b>\$ 23,939.25</b>	<b>\$ 39,802.00</b>
-----------------------------	---------------------	---------------------

	Common Areas	Units	Notes
<b>Gas</b>	L	L	
<b>Water</b>	L	L	
<b>Electric</b>	L	T	
<b>Garbage</b>	L	L	City Garbage
<b>Snow/Lawn</b>	L	L	

(L) Landlord Responsible

(T) Tenant Responsible

(LT) Landlord & Tenant Responsible

Citypoint does not guarantee, warrant, or represent anything contained herein. Information obtained by Citypoint may change during the course of your transaction. Buyer shall conduct its own due diligence regarding financials, expenses, market rents, and the like to determine accuracy of information herein and profitability of transaction. Buyer agrees and acknowledges that Citypoint has made no assurances in relation to any statement or representation made by or on behalf of the Landlord. Citypoint shall not be liable to any party for the declarations set forth herein.