



Property Address: 7061 W 60th PL. Summit, IL. 60501

	Current	Pro-Forma	
Yearly Rental Income	\$ 61,740.00	\$ 74,400.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 10,861.91	\$ 10,861.91	
Insurance	\$ 2,400.00	\$ 2,400.00	
Utilities			
Gas	\$ -	\$ -	Separate Gas Meters. Tenant Pays Gas
Water	\$ 1,600.00	\$ 1,600.00	
Electric	\$ 362.00	\$ 362.00	
Garbage	\$ 888.00	\$ 888.00	
Snow/Lawn	\$ 1,700.00	\$ 1,700.00	
Repairs/Maintenance	\$ 2,000.00	\$ 2,000.00	Estimate
Management	\$ -	\$ -	
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 19,811.91	\$ 19,811.91
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Net Operating Income	\$ 41,928.09	\$ 54,588.09
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	Common Areas	Units	Notes
Gas	L	T	Separate Gas Meters. T Pays Gas
Water	L	L	
Electric	L	T	Separate Meters. T Pays Elec.
Garbage	L	L	
Snow/Lawn	L	L	

(L) Landlord Responsible

(T) Tenant Responsible

(LT) Landlord & Tenant Responsible

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