



Property Address: 1440 N Leavitt St, Chicago, IL 60622 PIN: 17-06-111-016-0000

	Current	Pro-Forma	
Yearly Gross Income	\$ 103,200.00	\$ 154,800.00	(Incl. Parking & Laundry)
Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 23,662.30	\$ 24,000.00	
Insurance	\$ 4,400.00	\$ 4,400.00	
Utilities			
Gas	\$ 1,800.00	\$ 1,800.00	People's Gas
Water	\$ 1,500.00	\$ 1,500.00	City of Chicago (6 Payments annually)
Electric	\$ 900.00	\$ 900.00	ComEd
Garbage	\$ 1,440.00	\$ 1,440.00	Waste Management
Snow/Lawn	\$ -	\$ -	
Repairs/Maintenance	\$ 2,000.00	\$ 4,000.00	Estimate
Management	\$ 5,160.00	\$ 7,740.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -		
Total Expenses	\$ 40,862.30	\$ 45,780.00	
Net Operating Income	\$ 62,337.70	\$ 109,020.00	

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.

	Common Areas	Units	Notes
Gas	L	T	Separate Meters, Tenant gas for for Heat / AC / Cooking
Water/Sewer	L	L	
Electric	L	T	
Garbage	L	T	Waste Management
Snow/Lawn	LT	LT	LL self-manages/performs as needed.

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

**Note: Separate meters. Owner currently occupies one of the units. The Landlord gas expense includes the gas cost for this owner occupied unit.**