



Property Address: 1617 N 35th Ave. Melrose Park IL 60160

	Current	Pro-Forma	
<b>Yearly Rental Income</b>	<b>\$ 44,400.00</b>	<b>\$ 69,600.00</b>	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
<b>Property Taxes</b>	\$ 6,338.81	\$ 6,338.81	
<b>Insurance</b>	\$ 3,585.00	\$ 3,585.00	Includes Flood Insurance
<b>Utilities</b>			
Gas	\$ 1,596.00	\$ 1,596.00	
Water	\$ 888.00	\$ 888.00	
Electric	\$ 300.00	\$ 300.00	
Garbage	\$ 1,521.60	\$ 1,521.60	
Snow/Lawn			
<b>Repairs/Maintenance</b>	\$ 1,800.00	\$ 1,800.00	
<b>Management</b>	\$ 2,220.00	\$ 3,480.00	5% of Gross Rents
<b>HOA</b>	\$ -	\$ -	
<b>Other:</b>	\$ -	\$ -	

<b>Total Expenses</b>	<b>\$ 18,249.41</b>	<b>\$ 19,509.41</b>
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<b>Net Operating Income</b>	<b>\$ 26,150.59</b>	<b>\$ 50,090.59</b>
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	Common Areas	Units	Notes
<b>Gas</b>	L	T	
<b>Water</b>	L	L	
<b>Electric</b>	L	T	
<b>Garbage</b>	L	L	
<b>Snow/Lawn</b>	L	L	

(L) Landlord Responsible

(T) Tenant Responsible

(LT) Landlord & Tenant Responsible

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