



Property Address: 1623 S. Harlem Ave. Berwyn, IL. 60402

	Current	Pro-Forma	
Yearly Rental Income	\$ 76,800.00	\$ 111,000.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 13,205.00	\$ 13,205.00	
Insurance	\$ 4,800.00	\$ 4,800.00	
Utilities			
Gas	\$ 3,915.00	\$ 3,915.00	
Water	\$ 3,512.00	\$ 3,512.00	
Electric	\$ 480.00	\$ 480.00	
Garbage	\$ 1,440.00	\$ 1,440.00	
Snow/Lawn	\$ 1,680.00	\$ 1,680.00	
Repairs/Maintenance	\$ 3,000.00	\$ 3,000.00	Estimate
Management	\$ -	\$ -	
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 32,032.00	\$ 32,032.00
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Net Operating Income	\$ 44,768.00	\$ 78,968.00
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	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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