



Property Address: 900-934 N Prairie Ave. & 825-835 N Raynor Ave. Joliet IL 60435

	Current	Pro-Forma	
Yearly Rental Income	\$ 685,476.00	\$ 743,400.00	Gross Rental Income Combined

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 57,663.00	\$ 59,000.00	N Prairie & N Raynor Combined Costs
Insurance	\$ 29,586.00	\$ 29,586.00	N Prairie & N Raynor Combined Costs
Utilities			
Gas	\$ -	\$ -	
Water	\$ -	\$ -	
Electric	\$ -	\$ -	
Garbage	\$ -	\$ -	
Snow/Lawn	\$ 4,900.00	\$ 4,900.00	Sidewalks Only, Street Parking
Repairs/Maintenance	\$ 39,800.00	\$ 39,800.00	N Prairie & N Raynor Combined Costs
Management	\$ 34,273.80	\$ 37,170.00	5% of Gross Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 166,222.80	\$ 170,456.00
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Net Operating Income	\$ 519,253.20	\$ 572,944.00
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	Common Areas	Units	Notes
Gas	N/A	T	No Common Areas
Water	N/A	T	No Common Areas
Electric	N/A	T	No Common Areas
Garbage	N/A	T	No Common Areas
Snow/Lawn	L	L	

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

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