



Property Address: 7821 43rd St, Lyons, IL 60534

	Current	Pro-Forma	
Yearly Rental Income	\$ 189,468.00	\$ 215,400.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 28,160.00	\$ 29,568.00	assumption.
Insurance	\$ 5,837.00	\$ 5,837.00	Seller's actual insurance premium
Utilities			
Gas	\$ 4,669.00	\$ 4,669.00	
Water	\$ 11,952.00	\$ 11,952.00	
Electric	\$ 1,368.00	\$ 1,368.00	
Garbage	\$ 2,642.00	\$ 2,642.00	
Snow/Lawn	\$ 2,610.00	\$ 2,610.00	
Repairs/Maintenance	\$ 6,000.00	\$ 6,000.00	Annual repair reserve estimation
Management	\$ 9,473.40	\$ 10,770.00	
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 72,711.40	\$ 75,416.00
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Net Operating Income	\$ 116,756.60	\$ 139,984.00
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	Common Areas	Units	Notes
Gas	L	L	
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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