



Property Address: 404 N Gerard Ave., Villa Park, IL. 60181

	Current	Pro-Forma	
Yearly Rental Income	\$ 30,000.00	\$ 48,000.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 8,183.00	\$ 8,183.00	
Insurance	\$ 2,400.00	\$ 2,400.00	
Utilities			
Gas	\$ -	\$ -	
Water	\$ 4,560.00	\$ 4,560.00	Water, sewage & trash included
Electric	\$ 420.00	\$ 420.00	
Garbage	-	\$ -	
Snow/Lawn	\$ 600.00	\$ 600.00	
Repairs/Maintenance	\$ 1,000.00	\$ 1,000.00	Estimate
Management	\$ 1,500.00	\$ 2,400.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 18,663.00	\$ 19,563.00
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Net Operating Income	\$ 11,337.00	\$ 28,437.00
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	Common Areas	Units	Notes
Gas	-	T	
Water	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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