CITY POINT

**Property Address: 808, 821, 827, 832, 838 Hillcrest Dr. DeKalb, IL 60115**

| | Current | Pro-Forma | |
|---|---|---|---|
| **Yearly Rental Income** | **$ 355,200.00** | **$ 387,000.00** | Gross Rental Income Excluding Laundry or Other Income. |

| **Expenses** | **Annual Cost** | **Annual Cost** | **Notes** |
|---|---|---|---|
| **Property Taxes** | $ 50,837.42 | $ 50,837.42 | |
| **Insurance** | $ 20,000.00 | $ 20,000.00 | |
| | | | |
| **Utilities** | | | |
| Gas | $ - | $ - | Tenants Pay Gas |
| Water | $ 13,936.77 | $ 13,936.77 | |
| Electric | $ 2,715.10 | $ 2,715.10 | |
| Garbage | $ 5,760.30 | $ 5,760.30 | |
| Snow/Lawn | $ 6,840.00 | $ 6,840.00 | |
| | | | |
| **Repairs/Maintenance** | $ 12,500.00 | $ 12,500.00 | Estimate |
| **Management** | $ 17,760.00 | $ 19,350.00 | 5% Of Gross Monthly Rents |
| **HOA** | $ - | $ - | |
| **Other:** | $ - | $ - | |

| | | |
|---|---|---|
| **Total Expenses** | **$ 130,349.59** | **$ 131,939.59** |

| | | |
|---|---|---|
| **Net Operating Income** | **$ 224,850.41** | **$ 255,060.41** |

| | **Common Areas** | **Units** | **Notes** |
|---|---|---|---|
| **Gas** | | T | |
| **Water** | | L | |
| **Electric** | L | T | |
| **Garbage** | L | | |
| **Snow/Lawn** | L | | |

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