



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
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Net Operating Income	\$ 224,850.41	\$ 255,060.41
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	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

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