CITY POINT

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

	Current	Pro-Forma	
Yearly Rental Income	**$ 354,000.00**	**$ 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	$ 17,700.00	$ 19,350.00	5% Of Gross Monthly Rents
HOA	$ -	$ -	
Other:	$ -	$ -	

Total Expenses	**$ 130,289.59**	**$ 131,939.59**

Net Operating Income	**$ 223,710.41**	**$ 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

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