



Property Address: 809 & 823 Kimberly Dr. DeKalb, IL 60115

	Current	Pro-Forma	
<b>Yearly Rental Income</b>	<b>\$334,800</b>	<b>\$345,600</b>	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
<b>Property Taxes</b>	\$34,847.44	\$34,847.44	
<b>Insurance</b>	\$14,400.00	\$14,400.00	
<b>Utilities</b>			
Gas	\$ -	\$ -	
Water	\$13,268.04	\$13,268.04	
Electric	\$2,606.50	\$2,606.50	
Garbage	\$5,529.88	\$5,529.88	
Snow/Lawn	\$2,736.00	\$2,736.00	
<b>Repairs/Maintenance</b>	\$11,520.00	\$11,520.00	
<b>Management</b>	\$ 16,740.00	\$ 17,280.00	5% Of Gross Monthly Rents
<b>HOA</b>	\$ -	\$ -	
<b>Other:</b>	\$ -	\$ -	

<b>Total Expenses</b>	<b>\$ 101,647.86</b>	<b>\$ 102,187.86</b>
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<b>Net Operating Income</b>	<b>\$ 233,152.14</b>	<b>\$ 243,412.14</b>
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	Common Areas	Units	Notes
<b>Gas</b>		T	
<b>Water</b>		L	
<b>Electric</b>	L	T	
<b>Garbage</b>	L		
<b>Snow/Lawn</b>	L		

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

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