



Property Address: 906 Kimberly Dr. DeKalb, IL 60115

	Current	Pro-Forma	
Yearly Rental Income	\$ 174,000.00	\$ 187,200.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 25,152.88	\$ 25,152.88	
Insurance	\$ 7,200.00	\$ 7,200.00	
Utilities			
Gas	\$ -	\$ -	
Water	\$ 7,186.86	\$ 7,186.86	
Electric	\$ 1,411.86	\$ 1,411.86	
Garbage	\$ 2,995.35	\$ 2,995.35	
Snow/Lawn	\$ 1,368.00	\$ 1,368.00	
Repairs/Maintenance	\$ 6,500.00	\$ 6,500.00	
Management	\$ 8,700.00	\$ 9,360.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 60,514.95	\$ 61,174.95
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Net Operating Income	\$ 113,485.05	\$ 126,025.05
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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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