CITY POINT

Property Address: 808 - 929 Hillcrest Dr. Dekalb IL 60115

	Current	Pro-Forma	
Yearly Rental Income	**$ 1,434,900.00**	**$ 1,524,000.00**	Gross Rental Income Excluding Laundry or Other Income.

Expenses	**Annual Cost**	**Annual Cost**	**Notes**
Property Taxes	$ 186,623.64	$ 195,954.00	Pro-Forma Taxes reflect an assumed 5% annual increase
Insurance	$ 42,329.00	$ 42,329.00	
Utilities			
Gas	$ 2,456.60	$ 2,456.60	Most buildings run on Electric Heat with separate Gas Mtr.
Water & Sewer	$ 61,057.12	$ 61,057.12	
Electric	$ 11,512.06	$ 11,512.06	
Garbage	$ 24,423.60	$ 24,423.60	
Snow/Lawn	$ 12,000.00	$ 12,000.00	
Repairs/Maintenance	$ 53,000.00	$ 53,000.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	$ 71,745.00	$ 76,200.00	5% Of Gross Monthly Rents
HOA	$ -	$ -	
Other:	$ -	$ -	

Total Expenses	**$ 465,147.02**	**$ 478,932.38**

Net Operating Income	**$ 969,752.98**	**$ 1,045,067.62**

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

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