



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

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