CITY POINT

Property Address: 830 Edgebrook Dr Dekalb IL - (100 UNIT PORTFOLIO)

	Current	Pro-Forma	
Yearly Rental Income	**$ 1,173,204.00**	**$ 1,485,300.00**	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	$ 150,131.00	$ 150,131.00	
Insurance	$ 60,000.00	$ 60,000.00	
Utilities			
Gas	$ 15,826.00	$ 15,826.00	
Water	$ 70,556.00	$ 70,556.00	Seller Numbers
Electric	$ 34,637.00	$ 34,637.00	Seller Numbers
Garbage	$ 25,000.00	$ 25,000.00	
Snow/Lawn	$ 4,500.00	$ 4,500.00	
Repairs/Maintenance	$ 50,000.00	$ 50,000.00	Based on Seller Assumption
Management	$ 82,124.00	$ 82,124.00	
HOA	$ -	$ -	
Other:	$ -	$ -	

Total Expenses	**$ 492,774.00**	**$ 492,774.00**

Net Operating Income	**$ 680,430.00**	**$ 992,526.00**

	Common Areas	Units	Notes
Gas	L	T	(L pays common area gas for laundry & hallways)
Water	L	L	
Electric	L	L	
Garbage	L	L	
Snow/Lawn	L	L	

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