



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
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Net Operating Income	\$ 680,430.00	\$ 992,526.00
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Citypoint does not guarantee, warrant, or represent anything contained herein. Information obtained by Citypoint may change during the course of your transaction. Buyer shall conduct its own due diligence regarding financials, expenses, market rents, and the like to determine accuracy of information herein and profitability of transaction. Buyer agrees and acknowledges that Citypoint has made no assurances in relation to any statement or representation made by or on behalf of the Landlord. Citypoint shall not be liable to any party for the declarations set forth herein.

	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