



Property Address: 12630 S Alpine Dr. Alsip, IL 60803

	Current	Pro-Forma	
Yearly Rental Income	\$ 156,876.00	\$ 198,000.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 26,906.00	\$ 28,322.00	Assumption +5%
Insurance	\$ 5,253.00	\$ 5,253.00	
Utilities			
Gas	\$ 7,950.00	\$ 7,950.00	
Water	\$ 7,400.00	\$ 7,400.00	
Electric	\$ 900.00	\$ 900.00	
Garbage	\$ 1,560.00	\$ 1,560.00	
Snow/Lawn	\$ 1,200.00	\$ 1,200.00	
Repairs/Maintenance	\$ 7,573.00	\$ 7,573.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 7,843.80	\$ 9,900.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 66,585.80	\$ 70,058.00
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Net Operating Income	\$ 90,290.20	\$ 127,942.00
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	Common Areas	Units	Notes
Gas	L	L	
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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