



Property Address: 4911 Spencer Ave. Lisle IL 60532

	Current	Pro-Forma	
Yearly Rental Income	\$ 40,200.00	\$ 50,488.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 7,353.00	\$ 7,650.00	
Insurance	\$ 1,200.00	\$ 1,200.00	
Utilities			
Gas	\$ -	\$ -	Tenant Responsible
Water	\$ -	\$ -	Tenant Responsible
Electric	\$ 300.00	\$ 300.00	
Garbage	\$ 760.00	\$ 760.00	
Snow/Lawn	\$ 1,000.00	\$ 1,000.00	
Repairs/Maintenance	\$ 1,200.00	\$ 1,200.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 2,010.00	\$ 2,524.40	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 13,823.00	\$ 14,634.40
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Net Operating Income	\$ 26,377.00	\$ 35,853.60
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	Common Areas	Units	Notes
Gas	N/A	T	
Water	T	T	
Electric	L	T	
Garbage	L	L	
Snow/Lawn	L	N/A	

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

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