



Property Address: 1125 N Boxwood Dr. Mount Prospect IL 60056

	Current	Pro-Forma	
Yearly Rental Income	\$ 106,800.00	\$ 131,904.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 14,948.00	\$ 15,551.00	
Insurance	\$ 3,600.00	\$ 3,600.00	
Utilities			
Gas	\$ 3,219.00	\$ 3,219.00	
Water	\$ 6,170.00	\$ 6,170.00	
Electric	\$ 658.00	\$ 658.00	
Garbage	\$ 1,440.00	\$ 1,440.00	
Snow/Lawn	\$ 1,200.00	\$ 1,200.00	
Repairs/Maintenance	\$ 5,400.00	\$ 5,400.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 5,340.00	\$ 6,595.20	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 41,975.00	\$ 43,833.20
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Net Operating Income	\$ 64,825.00	\$ 88,070.80
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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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