



Property Address: 808 Hillcrest Dr. Dekalb, IL. 60115

	Current	Pro-Forma	
Yearly Rental Income	\$ 57,840.00	\$ 74,100.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 9,504.00	\$ 9,979.20	Pro-Forma Tax Based on Assumption of 5% increase
Insurance	\$ 3,000.00	\$ 3,000.00	
Utilities			
Gas	\$ -	\$ -	Tenants Pay Gas. Individually metered
Water	\$ 2,983.44	\$ 2,983.44	
Electric	\$ 399.60	\$ 399.60	
Garbage	\$ 1,080.00	\$ 1,080.00	Dumpster is currently shared with other buildings of Owner
Snow/Lawn	\$ 1,920.00	\$ 1,920.00	
Repairs/Maintenance	\$ 2,400.00	\$ 2,400.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 2,892.00	\$ 3,705.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 24,179.04	\$ 25,467.24
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Net Operating Income	\$ 33,660.96	\$ 48,632.76
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	Common Areas	Units	Notes
Gas	N/A	T	Forced Air Heat/Window Unit AC
Water	L	L	
Electric	L	T	
Garbage	L		
Snow/Lawn	L		

(L) Landlord Responsible

(T) Tenant Responsible

(LT) Landlord & Tenant Responsible

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.



Property Address: 821 Hillcrest Dr. Dekalb, IL. 60115

	Current	Pro-Forma	
Yearly Rental Income	\$ 54,000.00	\$ 71,400.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 10,571.00	\$ 11,099.55	Pro-Forma Tax Based on Assumption of 5% increase
Insurance	\$ 3,000.00	\$ 3,000.00	
Utilities			
Gas		\$ -	Tenant Pays Gas. Individual meters
Water	\$ 2,677.68	\$ 2,677.68	
Electric	\$ 218.04	\$ 218.04	
Garbage	\$ 900.00	\$ 900.00	Dumpster is currently shared with other buildings of Owner
Snow/Lawn	\$ 1,920.00	\$ 1,920.00	
Repairs/Maintenance	\$ 2,400.00	\$ 2,400.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 2,700.00	\$ 3,570.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 24,386.72	\$ 25,785.27
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Net Operating Income	\$ 29,613.28	\$ 45,614.73
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	Common Areas	Units	Notes
Gas	N/A	T	Forced Air Heat/Window Unit AC
Water	L	L	
Electric	L	LT	
Garbage	L		
Snow/Lawn	L		

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 (T) Tenant Responsible
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Property Address: 827 Hillcrest Dr. Dekalb, IL. 60115

	Current	Pro-Forma	
Yearly Rental Income	\$ 66,000.00	\$ 71,400.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 9,809.00	\$ 10,299.45	Pro-Forma Tax Based on Assumption of 5% increase
Insurance	\$ 3,000.00	\$ 3,000.00	
Utilities			
Gas		\$ -	T pays Gas. Individual meters
Water	\$ 2,587.08	\$ 2,587.08	
Electric	\$ 238.56	\$ 238.56	
Garbage	\$ 900.00	\$ 900.00	Dumpster is currently shared with other buildings of Owner
Snow/Lawn	\$ 1,920.00	\$ 1,920.00	
Repairs/Maintenance	\$ 2,400.00	\$ 2,400.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 3,300.00	\$ 3,570.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 24,154.64	\$ 24,915.09
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Net Operating Income	\$ 41,845.36	\$ 46,484.91
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	Common Areas	Units	Notes
Gas	N/A	T	Gas/Baseboard Heat/ Window AC
Water	L	L	
Electric	L	LT	
Garbage	L		
Snow/Lawn	L		

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Property Address: 832 Hillcrest Dr. Dekalb, IL. 60115

	Current	Pro-Forma	
Yearly Rental Income	\$ 57,600.00	\$ 74,100.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 9,504.00	\$ 9,979.20	Pro-Forma Tax Based on Assumption of 5% increase
Insurance	\$ 3,000.00	\$ 3,000.00	
Utilities			
Gas		\$ -	T pays Gas. Individually metered
Water	\$ 3,820.20	\$ 3,820.20	
Electric	\$ 232.80	\$ 232.80	
Garbage	\$ 900.00	\$ 900.00	Dumpster is currently shared with other buildings of Owner
Snow/Lawn	\$ 1,920.00	\$ 1,920.00	
Repairs/Maintenance	\$ 2,400.00	\$ 2,400.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 2,880.00	\$ 3,705.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 24,657.00	\$ 25,957.20
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Net Operating Income	\$ 32,943.00	\$ 48,142.80
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	Common Areas	Units	Notes
Gas	N/A	T	baseboard heat/window AC
Water	L	L	
Electric	L	T	
Garbage	L		
Snow/Lawn	L		

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Property Address: 838 Hillcrest Dr. Dekalb, IL. 60115

	Current	Pro-Forma	
Yearly Rental Income	\$ 60,960.00	\$ 74,100.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 9,504.00	\$ 9,979.20	Pro-Forma Tax Based on Assumption of 5% increase
Insurance	\$ 3,000.00	\$ 3,000.00	
Utilities			
Gas		\$ -	T pays Gas. Individually metered.
Water	\$ 2,820.72	\$ 2,820.72	
Electric	\$ 268.80	\$ 268.80	
Garbage	\$ 900.00	\$ 900.00	Dumpster is currently shared with other buildings of Owner
Snow/Lawn	\$ 1,920.00	\$ 1,920.00	
Repairs/Maintenance	\$ 2,400.00	\$ 2,400.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 3,048.00	\$ 3,705.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 23,861.52	\$ 24,993.72
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Net Operating Income	\$ 37,098.48	\$ 49,106.28
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	Common Areas	Units	Notes
Gas	N/A	T	baseboard heat/window AC
Water	L	L	
Electric	L	T	
Garbage	L		
Snow/Lawn	L		

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