



Property Address: 901 Hillcrest Dr. Dekalb, IL. 60115

	Current	Pro-Forma	
Yearly Rental Income	\$ 91,200.00	\$ 103,200.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 14,879.00	\$ 15,622.95	Pro-Forma Tax Based on Assumption of 5% increase
Insurance	\$ 4,800.00	\$ 4,800.00	
Utilities			
Gas		\$ -	
Water	\$ 4,833.12	\$ 4,833.12	
Electric	\$ 436.20	\$ 436.20	
Garbage	\$ 1,200.00	\$ 1,200.00	Dumpster is currently shared with other buildings of Owner
Snow/Lawn	\$ 1,920.00	\$ 1,920.00	
Repairs/Maintenance	\$ 3,840.00	\$ 3,840.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 4,560.00	\$ 5,160.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 36,468.32	\$ 37,812.27
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Net Operating Income	\$ 54,731.68	\$ 65,387.73
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	Common Areas	Units	Notes
Gas	N/A	T	
Water	L	L	
Electric	L	T	Electric baseboard heat/window AC
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: 915 Hillcrest Dr. Dekalb, IL. 60115

	Current	Pro-Forma	
Yearly Rental Income	\$ 68,340.00	\$ 77,400.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 11,871.00	\$ 12,464.55	Pro-Forma Tax Based on Assumption of 5% increase
Insurance	\$ 3,600.00	\$ 3,600.00	
Utilities			
Gas		\$ -	
Water	\$ 3,379.80	\$ 3,379.80	
Electric	\$ 336.00	\$ 336.00	
Garbage	\$ 1,080.00	\$ 1,080.00	Dumpster is currently shared with other buildings of Owner
Snow/Lawn	\$ 2,040.00	\$ 2,040.00	
Repairs/Maintenance	\$ 2,880.00	\$ 2,880.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 3,417.00	\$ 3,870.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 28,603.80	\$ 29,650.35
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Net Operating Income	\$ 39,736.20	\$ 47,749.65
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	Common Areas	Units	Notes
Gas	N/A	T	
Water	L	L	
Electric	L	T	Electric baseboard heat/window AC
Garbage	L		
Snow/Lawn	L		

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Property Address: 929 Hillcrest Dr. Dekalb, IL. 60115

	Current	Pro-Forma	
Yearly Rental Income	\$ 79,440.00	\$ 112,800.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 16,352.00	\$ 17,169.60	Pro-Forma Tax Based on Assumption of 5% increase
Insurance	\$ 4,800.00	\$ 4,800.00	
Utilities			
Gas	\$ 480.00	\$ 480.00	
Water	\$ 6,080.28	\$ 6,080.28	
Electric	\$ 830.28	\$ 830.28	
Garbage	\$ 1,200.00	\$ 1,200.00	Dumpster is currently shared with other buildings of Owner
Snow/Lawn	\$ 2,160.00	\$ 2,160.00	
Repairs/Maintenance	\$ 3,840.00	\$ 3,840.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 3,972.00	\$ 5,640.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 39,714.56	\$ 42,200.16
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Net Operating Income	\$ 39,725.44	\$ 70,599.84
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	Common Areas	Units	Notes
Gas	L	T	L pays for gas for laundry unit
Water	L	L	
Electric	L	T	Electric baseboard heat/window AC
Garbage	L		
Snow/Lawn	L		

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 (T) Tenant Responsible
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