



Property Address: 809 Kimberly Dr. Dekalb, IL. 60115

	Current	Pro-Forma	
<b>Yearly Rental Income</b>	<b>\$ 125,700.00</b>	<b>\$ 169,200.00</b>	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
<b>Property Taxes</b>	\$ 24,533.00	\$ 25,759.65	Pro-Forma Tax Based on Assumption of 5% increase
<b>Insurance</b>	\$ 7,200.00	\$ 7,200.00	
<b>Utilities</b>			
Gas		\$ -	
Water	\$ 7,667.52	\$ 7,667.52	
Electric		\$ -	
Garbage	\$ 1,896.00	\$ 1,896.00	Dumpster is currently shared with other buildings of Owner
Snow/Lawn	\$ 2,400.00	\$ 2,400.00	
<b>Repairs/Maintenance</b>	\$ 5,760.00	\$ 5,760.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
<b>Management</b>	\$ 6,285.00	\$ 8,460.00	5% Of Gross Monthly Rents
<b>HOA</b>	\$ -	\$ -	
<b>Other:</b>	\$ -	\$ -	

<b>Total Expenses</b>	<b>\$ 55,741.52</b>	<b>\$ 59,143.17</b>
-----------------------	---------------------	---------------------

<b>Net Operating Income</b>	<b>\$ 69,958.48</b>	<b>\$ 110,056.83</b>
-----------------------------	---------------------	----------------------

	Common Areas	Units	Notes
<b>Gas</b>	N/A	T	
<b>Water</b>	L	L	
<b>Electric</b>	L	T	Electric baseboard heat/window AC
<b>Garbage</b>	L		
<b>Snow/Lawn</b>	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: 823 Kimberly Dr. Dekalb, IL. 60115

	Current	Pro-Forma	
<b>Yearly Rental Income</b>	<b>\$ 139,260.00</b>	<b>\$ 169,200.00</b>	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
<b>Property Taxes</b>	\$ 24,533.00	\$ 25,759.65	Pro-Forma Tax Based on Assumption of 5% increase
<b>Insurance</b>	\$ 7,200.00	\$ 7,200.00	
<b>Utilities</b>			
Gas		\$ -	
Water	\$ 8,636.40	\$ 8,636.40	
Electric	\$ 404.16	\$ 404.16	
Garbage	\$ 1,896.00	\$ 1,896.00	Dumpster is currently shared with other buildings of Owner
Snow/Lawn	\$ 2,400.00	\$ 2,400.00	
<b>Repairs/Maintenance</b>	\$ 5,760.00	\$ 5,760.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
<b>Management</b>	\$ 6,963.00	\$ 8,460.00	5% Of Gross Monthly Rents
<b>HOA</b>	\$ -	\$ -	
<b>Other:</b>	\$ -	\$ -	

<b>Total Expenses</b>	<b>\$ 57,792.56</b>	<b>\$ 60,516.21</b>
-----------------------	---------------------	---------------------

<b>Net Operating Income</b>	<b>\$ 81,467.44</b>	<b>\$ 108,683.79</b>
-----------------------------	---------------------	----------------------

	Common Areas	Units	Notes
<b>Gas</b>	N/A	T	
<b>Water</b>	L	L	
<b>Electric</b>	L	T	Electric baseboard heat/window AC
<b>Garbage</b>	L		
<b>Snow/Lawn</b>	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.