



Property Address: 415 Washington Street, Waukegan, IL 60085;

	Current	Pro-Forma	
<b>Yearly Rental Income</b>	<b>\$ 976,117.26</b>	<b>\$ -</b>	Gross Rental Income Including Other Income.

Expenses	Annual Cost	Annual Cost	Notes
<b>Property Taxes</b>	\$ 98,769.00	\$ -	
<b>Insurance</b>	\$ 12,043.00	\$ -	
<b>Utilities</b>			
Gas	\$ 28,187.29	\$ -	
Water	\$ 2,472.22	\$ -	
Electric	\$ 55,319.88	\$ -	
Garbage	\$ 4,106.75	\$ -	
Snow/Lawn	\$ -	\$ -	
Telephone/Internet	\$ 790.89		
<b>Repairs/Maintenance</b>	\$ 56,602.00	\$ -	
<b>Management</b>	\$ 100.00	\$ -	
	\$ -	\$ -	
<b>Other:</b>	\$ 44,022.00	\$ -	Includes Cleaning Expense

<b>Total Expenses</b>	<b>\$ 302,413.03</b>	<b>\$ -</b>
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<b>Net Operating Income</b>	<b>\$ 673,704.23</b>	<b>\$ -</b>
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	Common Areas	Suites	Notes
<b>Gas</b>	L	L	
<b>Water</b>	L	L	
<b>Electric</b>	L	T	
<b>Garbage</b>	L	L	
<b>Snow/Lawn</b>	L	L	

(L) Landlord Responsible

(T) Tenant Responsible

(LT) Landlord & Tenant Responsible

\*Based on 2024 YTD Rents and Occupancy

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