



Property Address: 1509 Meyer St. Elgin, IL. 60123

	Current	Pro-Forma	
Yearly Rental Income	\$ 75,600.00	\$ 105,600.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 13,979.00	\$ 14,677.95	Proforma Taxes reflect a projected 5% annual increase
Insurance	\$ 3,600.00	\$ 3,600.00	
Utilities			
Gas	\$ -	\$ -	All Electric
Water	\$ 2,400.00	\$ 2,400.00	
Electric	\$ 480.00	\$ 480.00	
Garbage	\$ 1,200.00	\$ 1,200.00	
Snow/Lawn	\$ 1,920.00	\$ 1,920.00	
Repairs/Maintenance	\$ 3,000.00	\$ 3,000.00	
Management	\$ 3,780.00	\$ 5,280.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 30,359.00	\$ 32,557.95
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Net Operating Income	\$ 45,241.00	\$ 73,042.05
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	Common Areas	Units	Notes
Gas	n/a	n/a	All Electric
Water	L	L	
Electric	L	T	
Garbage	L		
Snow/Lawn	L		

- (L) Landlord Responsible
- (T) Tenant Responsible
- (LT) Landlord & Tenant Responsible

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