



Property Address: 808 - 929 Hillcrest Dr. Dekalb IL 60115

	Current	Pro-Forma	
Yearly Rental Income	\$ 1,221,060.00	\$ 1,446,600.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 202,971.00	\$ 213,119.55	Based on assumption that taxes will increase 5%
Insurance	\$ 61,500.00	\$ 61,500.00	
Utilities			
Gas	-	-	
Water	\$ 63,000.00	\$ 63,000.00	
Electric	\$ 3,404.00	\$ 3,404.00	
Garbage	\$ 12,249.36	\$ 12,249.36	
Snow/Lawn	\$ 12,000.00	\$ 12,000.00	
Repairs/Maintenance	\$ 50,400.00	\$ 50,400.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 61,053.00	\$ 72,330.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 466,577.36	\$ 488,002.91
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Net Operating Income	\$ 754,482.64	\$ 958,597.09
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	Common Areas	Units	Notes
Gas	-	-	Most buildings have electric baseboard
Water	L	L	
Electric	L	T	
Garbage	L	L	
Snow/Lawn	L	L	

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

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