



**20620 BURL CT**  
**JOLIET IL 60433**

## Rent Roll

Unit	Unit Sq Ft	Type Of Space	Rent/mo	Utilities
101	1550	office	\$ 1,250	Tenant
108	2000	office/warehouse	\$ 1,600	Tenant
102	1000	office	\$ 900	Provided
103	700	office	\$ 650	Tenant
104	2000	warehouse/office	\$ 1,500	Tenant
109	4625	warehouse/office	\$ 3,800	Provided
110	1200	warehouse/ 3 yard spots	\$ 900	Provided
111	2000	warehouse	\$ 1,600	Provided
205	880	office	\$ 575	Tenant
206	913	office	\$ 640	Tenant
207	876	office	\$ 845	Tenant
209	332	office	\$ 275	Provided
Container #1&2	Container	outside container	\$ 160	n/a
Container #3	Container	outside container	\$ 60	n/a
<b>Total monthly rent:</b>			<b>\$14,755</b>	

Vacant - Estimated Rent  
New Lenox Lawn Care Est. Rentback

## Financial Specifications

Gross Annual Income \$177,060.00

### Expenses

Property Taxes	\$18,035.84
Insurnace	\$4,000.00
Maintenance	\$2,500.00
Lawn/Snow Removal	\$2,000.00
Utlities	\$400.00
Garbage Service	\$1,200.00
Sewer/ Well	\$1,000.00
Vacancy 5 %	\$8,853.00
Reserve replacement 2%	\$3,541.20

**Total Expenses \$41,530.04**

**Net Operating Income \$135,529.96**

**Cape Rate of %7.5 \$1,807,066.13**

Contact Listing Agent  
**Dan Condon**

708-710-0267

ClosingWithTheCondon@gmail.com

**CENTURY 21** PRIDE REALTY  
**DAN & KAYLEIGH CONDON- THE CONDON TEAM**

DAN: 708.710.0267

KAYLEIGH: 815.405.8953

CLOSINGWITHTHECONDONS@GMAIL.COM

@CLOSINGWITHTHECONDONS

