



AGENT REALTY PARTNERS

1S280 Summit Dr, Ste A2, Oakbrook Terrace, 60181

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PROPERTY: 4806 St. Charles Rd, Bellwood, IL, 60104

ASKING: \$639,500

INCOME

UNIT	LEASE EXP	MONTHLY RENT	ANNUAL RENT
1E	09/30/2024	\$1,188	\$14,256
1W	03/31/2025	\$1,078	\$12,936
2E	<i>vacant</i>	\$1,395	\$16,740
2W	<i>vacant</i>	\$1,695	\$20,340
GARDEN	M-T-M	\$1,130	\$12,740
Storage		\$150	\$1,800

TOTAL GROSS INCOME	\$78,812
VACANCY (3%)	\$2,364
ADJUSTED GROSS INCOME	\$76,448

EXPENSES (ESTIMATE)

TAXES	\$21,283
INSURANCE	\$1,627
GAS	\$4,500
ELECTRIC	\$497
WATER	\$4,442
REPAIRS & MAINTENANCE	\$1,500
SCAVENGER	\$1,425
LANDSCAPING/SNOW	\$1,700
TOTAL EXPENSES	\$36,974

NET OPERATING INCOME \$39,474