



Property Address: 4701 - 4731 W Midlothian Turnpike Crestwood IL 60418

	Current	Pro-Forma	
Yearly Rental Income	\$ 470,724.00	\$ 530,000.00	Gross Rental Income

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 104,000.00	\$ 108,000.00	2 PIN Numbers Associated to Property
Insurance	\$ 5,500.00	\$ 5,500.00	
Utilities			Utilities Based on 2024 Actual Costs
Gas	\$ 539.73	\$ 539.73	
Water	\$ 682.07	\$ 682.07	
Electric	\$ 5,940.81	\$ 5,940.81	
Garbage	\$ 8,410.64	\$ 8,410.64	
Snow/Lawn			
Repairs/Maintenance	\$ 50,000.00	\$ 50,000.00	Esimates Based on 2024 Actual Maintenance Spend
Management	\$ 23,282.00	\$ 26,500.00	Pro-Forma Management Costs Based on 5% Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	Maintenance Includes Landscaping & Snow Removal

Total Expenses	\$ 198,355.25	\$ 205,573.25
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Net Operating Income	\$ 272,368.75	\$ 324,426.75
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	Common Areas	Units	Notes
Gas	L	T	
Water	L	T	
Electric	L	T	
Garbage	L	L	
Snow/Lawn	L	N/A	

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

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