



9100 Plainfield Road
 Brookfield, IL 60513
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PROJECTED INCOME-EXPENSE STATEMENT
9100 W. Ogden Avenue, Brookfield, Illinois

DATE: July, 2026	ESTIMATED FINANCING: 6.00%	
	25 yr. Amort.	
PROPERTY: 9100 W. Ogden Avenue Brookfield, Illinois	1st MORTGAGE	\$ 825,000
UNIT: Approx. 11,000 sq. ft. mixed use commercial building	DOWN PAYMENT 25%	\$ 275,000
	SALE PRICE:	\$ 1,100,000
		Cost P.S.F. \$ 100.00

Scheduled Gross Income	<u>\$ 145,200</u>
Real Estate Taxes	<u>\$ (25,757)</u>
*Electric	<u>\$ (7,200)</u>
Insurance	<u>\$ (4,344)</u>
*Gas	<u>\$ (3,000)</u>
Misc. Repairs/Maintenance/Landscape (Est.)	<u>\$ (2,400)</u>
*Water/Sewer	<u>\$ (2,400)</u>
Pest Control	<u>\$ (2,000)</u>
Garbage	<u>\$ (1,260)</u>
Fire Alarm Monitoring/Inspection	<u>\$ (1,124)</u>
*Estimated landlord responsibility	
 Estimated Operating Expenses	 <u>\$ (49,485)</u>
Estimated Net Operating Income	<u>\$ 95,715</u> 8.7% Cap Rate
Less: Estimated Annual Debt Service	<u>\$ (63,780)</u>
Estimated cash flow before taxes	<u>\$ 31,935</u> (11.6% return on cash)

The information above has been obtained from sources believed to be reliable.
 While we do not doubt its accuracy, we have not verified it
 and make no guarantee, warranty or representation about it.