



Property Address: 230 Troy Lane, Lombard IL 60148

	Current	Pro-Forma	
Yearly Rental Income	\$ 36,288.00	\$ 43,200.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 8,437.22	\$ 8,437.22	
Insurance	\$ 2,500.00	\$ 2,500.00	Estimate
Utilities			
Gas	\$ -	\$ -	Tenant pays, separate meter
Water	\$ -	\$ -	Tenant pays, separate meter
Electric	\$ -	\$ -	Tenant pays, separate meter
Garbage	\$ 480.00	\$ 480.00	Estimate
Snow/Lawn	\$ 324.00	\$ 324.00	Seller's #
Repairs/Maintenance	\$ 1,250.00	\$ 1,250.00	Estimate
Management	\$ 1,814.40	\$ 2,160.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 14,805.62	\$ 15,151.22
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Net Operating Income	\$ 21,482.38	\$ 28,048.78
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	Common Areas	Units	Notes
Gas	None	T	Tenant responsible for all Utilities
Water	None	T	Tenant responsible for all Utilities
Electric	None	T	Tenant responsible for all Utilities
Garbage	None	T	Tenant responsible for all Utilities
Snow/Lawn	Y	L	Landlord responsible for Snow/Lawn

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- (L) Landlord Responsible

(T) Tenant Responsible

(LT) Landlord & Tenant Responsible

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