



Property Address: 1617 N 35TH Ave. Melrose Park IL 60160

	Current	Pro-Forma	
Yearly Rental Income	\$ 54,240.00	\$ 69,600.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 6,338.81	\$ 6,338.81	
Insurance	\$ 3,585.00	\$ 3,585.00	Includes Flood Insurance
Utilities			
Gas	\$ 1,596.00	\$ 1,596.00	
Water	\$ 888.00	\$ 888.00	
Electric	\$ 300.00	\$ 300.00	
Garbage	\$ 1,521.60	\$ 1,521.60	
Snow/Lawn			
Repairs/Maintenance	\$ 1,800.00	\$ 1,800.00	
Management	\$ 2,220.00	\$ 3,480.00	5% of Gross Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 18,249.41	\$ 19,509.41
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Net Operating Income	\$ 35,990.59	\$ 50,090.59
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	Common Areas	Units	Notes
Gas	L	T	
Water	L	L	
Electric	L	T	
Garbage	L	L	
Snow/Lawn	L	L	

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

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