

5600-5612 W Division

1206 N Central Ave

Chicago, IL 60651

Income & Expense

Rent Roll

Brothers Food	\$3,500	5% Increase	2028
Jay BBQ	\$1,675	\$25 increase	2030
Glory Restaurant	\$1,885	3.5% increase	2028
Smoke Shop	\$1,825	4% increase	2028
Rose Mckenzie	\$1,500	month/month lease	

Total Annual Gross Income = \$124,620

Annual Expenses

Taxes = \$35,000

Water = \$2,481.85

Insurance = \$6,129

Total Annual Expenses = \$43,610

Total Annual Net Income = \$81,010