

				7701 S Eggleston Ave, Chicago, IL 60620						YTD & TTM				11/3/25		
Unit	NOV '24	DEC '24	JAN '25	FEB '25	MAR '25	APR '25	MAY '25	JUN '25	JUL '25	AUG '25	SEP '25	OCT '25	NOV '25	DEC '25	2025 YTD	TTM NOV'25
415-1	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00		\$ 9,900.00	\$10,800.00
415-2	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 700.00		\$ 7,900.00	\$8,600.00
417-1	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 700.00	\$ -	\$ -	\$ -	\$ 500.00	\$ 1,000.00	\$ -	\$ -		\$ 4,200.00	\$4,200.00
417-2	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		\$ 10,700.00	\$11,600.00
423-1	\$ -	\$ 900.00	\$ 900.00	\$ 700.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 600.00	\$ 700.00	\$ 1,000.00	\$ -	\$ -	\$ 1,100.00		\$ 7,500.00	\$8,400.00
423-2	\$ 900.00	\$ 900.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		\$ 11,000.00	\$11,900.00
425-G	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00		\$ 1,000.00	\$1,000.00
425-1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -		\$ 8,000.00	\$9,000.00
425-2	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00		\$ 7,700.00	\$8,400.00
									\$ -							
Total:	\$ 5,100.00	\$ 6,000.00	\$ 6,100.00	\$ 6,900.00	\$ 6,700.00	\$ 7,000.00	\$ 6,300.00	\$ 5,900.00	\$ 5,050.00	\$ 5,850.00	\$ 6,350.00	\$ 5,850.00	\$ 5,900.00	\$ -	\$ 67,900.00	\$ 73,900.00
Par Units			\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 7.00	\$ 9.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00		\$0.00
Par Per Unit			\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 900.00	\$ 1,100.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00		\$0.00
Par Rent			\$ 6,400.00	\$ 6,400.00	\$ 6,400.00	\$ 6,400.00	\$ 6,400.00	\$ 6,400.00	\$ 6,300.00	\$ 9,900.00	\$ 6,400.00	\$ 6,400.00	\$ 6,400.00	\$ 6,400.00		\$0.00
Actual %			\$ 0.95	\$ 1.08	\$ 1.05	\$ 1.09	\$ 0.98	\$ 0.92	\$ 0.80	\$ 0.59	\$ 0.99	\$ 0.91	\$ 0.92	\$ -		\$0.00
						Estimated Avg Expenses:										
								Monthly	Annual							
						Heating		\$1,012.00	\$12,144.00							
						Electric		\$46.17	\$554.00		Notes:					
						Insurance		\$346.33	\$4,156.00	425-G Rent for Oct '25 was prorated for a mid-month move-in. Rent is \$1,000 /mo. As of 11/3/25, 425-1 and 417-1 have not yet paid their Nov rent but it is expected. Income figures are based on TTM rent. Property Taxes are being appealed and expected to decrease significantly. Currently based on a property value of \$564,290.						
						Water		\$363.08	\$4,357.00							
						Trash		\$240.00	\$2,880.00							
						Property Taxes		\$992.08	\$11,905.00							
						Total:		\$2,999.67	\$35,996.00							
						Income:		\$3,158.67	\$37,904.00							