

			Current	Proforma								
	Income Statement					Sales Information						
1	Gross Scheduled Income		\$88,200	\$93,000	35	Sales Price						\$925,000.00
2	Less Vacancy Allowance 10%				36	Down Payment 25%						
3	Gross Operating Income		\$ 88,200	\$93,000	37	Balance to be Financed						\$925,000.00
						Summary						
4	Annual Operating Expenses											
5	R.E. Taxes	\$ 10,439										
6	Insurance	\$ 6,932				815 S Bell Ave, Chicago, IL, 60612		Current	Proforma	Term		
7	Gas & Electric	\$ 1,200				#G: Garden Unit, 2 bedrooms, 1 bathroom		\$1,900	\$1,900	7/31/2026		
8	Water & Sewer	\$ 2,400				#1: 2 bedroom, 1.5 baths		\$1,800	\$2,200	MTM		
9	Trash, est.	\$ -				#2: 2nd floor - 2 bedroom, 1.5 bathrooms		\$2,200	\$2,200	6/30/2026		
10	HOA					#CH: Coach House Rear unit, Studio , 1 bath		\$1,450	\$1,450	10/31/2025		
11	Maintenance + Reserve 7.5%											
12	Management 7.5%											
13												
14							Monthly	\$7,350	\$7,750			
15							Yearly	\$88,200	\$93,000			
16												
17												
18					50						%	
19					51	Estimated Depreciation Schedule (first year)						
20					52		Life	Basis	St. Line			
21						Land						
22						Buildings (80% of Value)						
23	Total Expenses		\$ 20,971		53							
24	Net Operating Income		\$ 67,229	\$72,029	54	Personal Property						
25	Cap Rate L24 div by L35		7.27%	7.79%	55							
	Cash Flow Schedule					Total Basis						
26	Net Operating Income (L24)		\$ 67,229	\$ 72,029		Total Depreciation						
27	Less Prin. and Int. Pmts. (L48)		\$ -		56							
28	CASH FLOW (Before Inc. Tax)(To Line 56)		\$ 67,229	\$ 72,029	57	Return on Equity						
					58	Cash Flow Before Inc. Tax L28						
	Income Tax Computations				59	Inc. Tax Savings or (Expense) L34						
29					60	(=)Cash Flow After Inc. Tax						
30	Net Operating Income (24)		\$ 67,229	\$ 72,029	61	(+)Equity Growth (Debt Reduction) L48(-)L31						
31	Approximate Annual Interest					(+)Appreciation at 2% per year (x) L35						
32	Estimated Annual Depreciation (L55)				62	(=)TOTAL RETURN ON EQUITY						
33	Net Taxable Income		\$ 67,229	\$ 72,029	63							
	L30(-)(L31 & L32)				64	Down Payment						
34	N.T.I. (*)Marginal Tax Bracket				65	Est. Tax Proration + Deposits						
	28% Tax Savings (Exp)					Estimated Closing Costs						
						BEGINNING EQUITY						