

Income Statement		Current	Proforma	Sales Information									
				35	Sales Price								
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	
4	Annual Operating Expenses				Summary								
5	R.E. Taxes	\$ 10,439			815 S Bell Ave, Chicago, IL, 60612				Current	Proforma	Term		
6	Insurance	\$ 6,932			#G: Garden Unit, 2 bedrooms, 1 bathroom				\$1,900	\$1,900	7/31/2026		
7	Gas & Electric	\$ 1,200			#1: 2 bedroom, 1.5 baths				\$1,800	\$2,200	MTM		
8	Water & Sewer	\$ 2,400			#2: 2nd floor - 2 bedroom, 1.5 bathrooms				\$2,200	\$2,200	6/30/2026		
9	Trash, est.	\$ -			#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								
	Income Tax Computations					Cash Flow Before Inc. Tax L28							
29						59 Inc. Tax Savings or (Expense) L34							
30	Net Operating Income (24)	\$ 67,229	\$ 72,029	60	(=)Cash Flow After Inc. Tax								
31	Approximate Annual Interest			61	(+)(-)Equity Growth (Debt Reduction) L48(-)L31								
32	Estimated Annual Depreciation (L55)			62	(+)(-)Appreciation at 2% per year (x) L35								
33	Net Taxable Income	\$ 67,229	\$ 72,029	63	62 (=)TOTAL RETURN ON EQUITY								
	L30(-)(L31 & L32)			64	63 Down Payment								
34	N.T.I. (*)Marginal Tax Bracket			65	64 Est. Tax Proration + Deposits								
	28% Tax Savings (Exp)				65 Estimated Closing Costs								
					BEGINNING EQUITY								