

PRO FORMA INCOME & EXPENSE

STATEMENT 9/1/22-8/31/23

4953-55 S. CALUMET (8 UNITS) & PARKING, CHICAGO, IL 60615

INCOME

Apartment Rent	\$189,646*
Parking Rent.....	\$9,120
Gross Income.....	\$198,766
Lease Processing Fee Income	\$970
Total Income.....	\$199,736
Vacancy & Loss (5%)	\$9,938
Net Income.....	\$189,798

EXPENSES

Insurance	\$6,892
Real Estate Taxes	\$28,230*
Electric	\$575
Water & Sewer	\$9,833
Scavenger.....	\$2,844
Repairs & Maintenance.....	\$7,050
Alarm.....	\$648
Snow Removal	\$1,500
Property Management Fee (3%).....	\$5,694
Total Expenses.....	\$63,266

NET OPERATING INCOME: **\$126,532**

* The 2020 R.E. Taxes paid in 2021 were \$14,115. The 2021 As. Val. has increased by 165%. This is being appealed at the Board of Review. This projection shows a 100% increase in R.E. taxes payable in 2022. The Equalizer is expected to be reduced by between 26 and 30%.

RENT ROLL

CALUMET 4953-55 (HOA) - 4953-55 S CALUMET CHICAGO, IL 60615

UNIT	BD/BA	STATUS	BASE RENT	PARKING	ALARM	PET	TOTAL RENT	PROJECTED RENT	LEASE TO	MOVE-IN
1N & P-1N	2/1	CURRENT	\$1,389	\$95	-	-	\$1,484	-	05/15/2023	12/12/2018
1S & P-1S	2/1	CURRENT	\$1,300	\$95	\$37	-	\$1,432	-	09/12/2023	09/01/2015
2N	2/1	CURRENT	\$1,655	-	-	-	\$1,655	-	05/31/2023	05/25/2021
2S	3/2	CURRENT	\$2,645	-	-	-	\$2,645	-	07/15/2023	08/16/2022
3N & P-3N	2/2	CURRENT	\$1,670	\$95	-	\$25	\$1,790	-	03/07/2023	11/01/2020
3S (WILL BE UNDER CONSTRUCTION)	4/2	PROJECTED	-	-	-	-	\$0	\$2,395	-	-
4N	2/2	CURRENT	\$1,780	-	\$37	\$50	\$1,867	-	06/30/2023	06/01/2021
4S	4/2	CURRENT	\$2,825	\$95	-	-	\$2,920	-	08/11/2023	08/12/2022
P-2N	PARKING	PROJECTED	-	\$95	-	-	\$95	-	-	-
P-2S	PARKING	PROJECTED	-	\$95	-	-	\$95	-	-	-
P-3S	PARKING	PROJECTED	-	\$95	-	-	\$95	-	-	-
P-4N	PARKING	PROJECTED	-	\$95	-	-	\$95	-	-	-
8 UNITS			\$13,264	\$760	\$74	\$75	\$14,173	\$2,395		