

## PRO FORMA INCOME & EXPENSE

### STATEMENT (1/1/23-12/31/23)

UNITS 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 3D, 3E, 3G & 10 PARKING SPOTS

#### INCOME

Apartment Rent .....	\$411,012
Parking Rent.....	\$11,400
<b>Gross Income.....</b>	<b>\$422,412</b>
Lease Processing Fee.....	\$2,500
<b>Total Income.....</b>	<b>\$424,912</b>
Vacancy & Loss (5%) .....	\$21,121
<b>Net Income.....</b>	<b>\$403,791</b>

#### EXPENSES

Insurance .....	\$8,637
Real Estate Taxes .....	\$23,320*
Assessments.....	\$62,041
Alarm.....	\$972
Repairs & Maintenance.....	\$9,400
Property Management Fee (3%).....	\$12,114
<b>Total Expenses.....</b>	<b>\$116,484</b>

**NET OPERATING INCOME: ..... \$287,307**

\* Actual 2021 R.E. Taxes payable in 2022

## RENT ROLL

KING DR 4950 (HOA) - 4950 S KING DRIVE CHICAGO, IL 60615

UNIT	BD/BA	STATUS	BASE RENT	PARKING	ALARM	PET	TOTAL RENT	PROJECTED RENT	LEASE TO	MOVE-IN
1A	2/1	CURRENT	\$1,595	-	-	-	\$1,595	-	06/30/2023	07/01/2022
1B	1/1	CURRENT	\$1,361	-	-	-	\$1,361	-	05/21/2024	05/21/2018
1C & P-10	1/1	CURRENT	\$1,255	\$95	-	-	\$1,350	-	06/12/2024	06/13/2015
1D & P-4	2/1	CURRENT	\$1,463	\$95	\$37	-	\$1,595	-	04/15/2023	04/15/2020
1E & P-3	2/1	CURRENT	\$1,675	\$95	-	-	\$1,770	-	06/15/2023	06/16/2022
1F & P-9	1/1	CURRENT	\$1,390	\$95	-	-	\$1,420	-	09/22/2023	10/15/2021
1G	1/1	CURRENT	\$1,412	-	-	\$25	\$1,252	-	09/30/2023	09/14/2021
1H	2/1	CURRENT	\$1,360	-	\$37	-	\$1,397	-	06/05/2024	10/25/2014
2A	2/1	CURRENT	\$1,590	-	\$37	-	\$1,627	-	08/31/2023	09/01/2021
2B	1/1	CURRENT	\$1,435	-	-	-	\$1,435	-	08/08/2023	11/01/2021
2C & P-8	1/1	CURRENT	\$1,485	\$95	-	-	\$1,580	-	04/21/2023	04/22/2022
2D	2/1	CURRENT	\$1,679	-	-	-	\$1,679	-	05/31/2023	03/13/2020
2E & P-7	2/1	CURRENT	\$1,580	\$95	-	-	\$1,675	-	08/21/2023	08/31/2018
2F & P-2	1/1	CURRENT	\$1,455	\$95	-	-	\$1,550	-	06/14/2023	06/15/2022
2G & P-5	1/1	CURRENT	\$1,355	\$95	-	-	\$1,450	-	05/05/2023	08/27/2020
2H	2/1	CURRENT	\$1,525	-	-	-	\$1,525	-	04/19/2024	04/19/2024
3A	2/1	CURRENT	\$1,725	-	-	\$50	\$1,775	-	05/31/2023	06/01/2021
3B	1/1	CURRENT	\$1,385	-	-	-	\$1,385	-	08/22/2023	09/01/2020
3C	1/1	CURRENT	\$1,395	-	-	-	\$1,395	-	06/19/2023	08/10/2020
3D & P-6	2/1	CURRENT	\$1,580	\$95	-	-	\$1,675	-	04/28/2023	02/27/2020
3E	2/1	CURRENT	\$1,790	-	-	-	\$1,790	-	07/05/2023	07/06/2022
3F	1/1	CURRENT	\$1,175	-	-	-	\$1,175	\$1,285	06/30/2023	07/01/2021*
3G	1/1	CURRENT	\$1,345	-	-	-	\$1,345	-	07/31/2023	08/01/2022
P-1	PARKING	PROJECTED	-	\$95	-	-	\$95	-		
<b>TOTAL</b>			<b>\$34,010</b>	<b>\$950</b>	<b>\$111</b>	<b>\$75</b>	<b>\$35,146</b>			

\* Recent acquisition with inherited existing tenant. Projecting future rent after lease expiration, at \$1,285/month.