

## PRO FORMA INCOME & EXPENSE

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

UNITS: BSMT, 4954-1, 4954-2, 4956-1, 4956-2 & 4945 P-13, 4956-3, 4958-1 & 4945 P-8, 4958-2, 4958-3 & 4945 P-1 & P-2

#### INCOME

Apartment Rent .....	\$222,168*
Vacancy & Loss (5%) .....	\$11,108
<b>Net Income.....</b>	<b>\$211,060</b>

#### EXPENSES

Insurance .....	\$2,305
Real Estate Taxes .....	\$32,888**
Assessments.....	\$32,316
Alarm.....	\$648
Repairs & Maintenance.....	\$4,321
Property Management Fee (3%).....	\$6,332
<b>Total Expenses.....</b>	<b>\$78,810</b>

**NET OPERATING INCOME: ..... \$132,250**

\* Parking Income is shown on the Pro Forma Income & Expense for 4945 S Calumet Ave.

\*\* The 2020 R.E. Taxes paid in 2021 were \$15,888. The 2021 As. Val. increased by 130%. The Equalizer is expected to be reduced by between 26% and 30%. This projection shows a 107% increase in R.E. Taxes payable in 2022.

Taxes for the basement are not included.

## RENT ROLL

KING 4954-58 (HOA) - 4954-58 S KING DR CHICAGO, IL 60615

UNIT	BD/BA	STATUS	RENT	ALARM	PET	PARKING	TOTAL RENT	PROJECTED 2022 INCREASE	LEASE TO	MOVE-IN
BSMT	--	CURRENT	\$750	-	-	-	\$750	-	07/31/2032	08/01/2022
4954-1	2/2	CURRENT	\$2,015	-	-	-	\$2,015	-	04/21/2023	04/01/2021
4954-2	2/2	CURRENT	\$2,095	-	-	-	\$2,095	-	04/14/2023	04/15/2022
4956-1	2/2	CURRENT	\$2,045	-	\$25	-	\$2,070	-	03/31/2023	03/18/2022
4956-2 & 4945 P-13	2/2	CURRENT	\$1,885	\$37	\$25	\$95	\$2,042	-	06/26/2023	01/18/2019
4956-3	2/2	CURRENT	\$1,930	-	-	-	\$1,750	\$1,930	09/17/2024	03/07/2014
4958-1 & 4945 P-8	3/3	CURRENT	\$2,685	-	-	\$95	\$2,780	-	05/19/2023	05/20/2022
4958-2	3/3	CURRENT	\$2,575	-	\$25	-	\$2,600	-	07/10/2023	07/17/2019
4958-3 & 4945 P-1 & P-2	3/3	CURRENT	\$2,385	\$37	-	\$190	\$2,612	-	06/30/2023	04/13/2017
<b>TOTAL</b>			<b>\$18,365</b>	<b>\$74</b>	<b>\$75</b>	<b>\$380</b>	<b>\$18,894</b>			