PRO FORMA

8/1/25 - 7/31/26

INCOME

Rent Income	$276,030.00
Lease Processing Fees	$1,358.80
Lease Application Fees	$490.00
Vacancy & Loss (5%)	$13,801.50
NET INCOME	**$264,077.30**

EXPENSES*

Insurance	$ 11,174.00	
Real Estate Taxes	$17,757.08	**
Electric	$2,029.17	
Water & Sewer	$4,231.30	
Scavenger	$2,285.96	
Alarm	$1,620.00	
Telephone	$1,199.76	
Legal	$461.33	
Elevator	$3,195.30	
Zentro Internet	$2,976.00	
Repairs & Maintenance	$15,562.41	
Landscaping & Groundskeeping	$3,277.86	
Snow Removal	$2,535.00	***
Cleaning & Janitorial	$2,280.00	
Lease Application Fees	$105.00	
Property Management Fee (3%)	$7,922.32	
TOTAL EXPENSES	**$78,612.49**	
NET OPERATING INCOME	**$185,464.81**	

* Expenses are based on T12 actuals (10/1/23-9/30/24).

** The 2024 As Val increased by 35.66% from the 2023 As Val. Actual taxes paid in 2024 for 2023.

*** Based on current contract.

Karen Biazar | Staci Slattery, Designated Managing Broker | 773.645.7900 THEBIAZARGROUP.COM

4235-37 S CALUMET

The Biazar Group – of –
NORTH CLYBOURN GROUP

RENT ROLL

UNIT	BD/BA	ALARM	PARKING	PET	ZENTRO INTERNET	RENT	TOTAL MONTHLY INCOME	2025 RENTAL INCREASE PROJECTION	LEASE	MOVE-IN
1N	3/2.50	$37	$190	-	$75	$2,825	$ 3,127	$ 3,127	07/19/2025 - 07/14/2026	07/29/2024
1S	4/2.50	$37	-	-	$75	$3,235	$ 3,347	$ 3,347	07/15/2025 - 07/14/2026	10/06/2022
2N	3/2.00	$37	$95	-	$75	$2,300	$ 2,507	$ 2,672	08/17/2024 - 08/15/2025	08/15/2018
2S	3/2.00	-	$95	-	$75	$2,535	$ 2,705	$ 2,750	09/02/2024 - 08/22/2025	09/02/2024
3N	3/2.00	$37	$95	-	$75	$2,325	$ 2,532	$ 2,532	08/01/2024 - 07/31/2026	07/01/2015
3S	3/2.00	-	$95	$25	$75	$2,580	$ 2,775	$ 2,775	07/29/2025- 07/29/2026	08/12/2024
4N	3/2.00	$37	$95	$25	$75	$2,615	$ 2,847	$ 2,847	07/21/2025 - 07/20/2026	06/16/2025
4S	3/2.00	-	$220	$50	$75	$2,625	$ 2,970	$ 2,970	07/16/2025 - 07/13/2026	08/01/2024