3967 S. DREXEL BLVD

The **Biazar** Group – of –
NORTH CLYBOURN GROUP

INCOME AND EXPENSE

8/1/26 - 7/31/27

INCOME

Rent Income	$213,732.00	
Vacancy & Loss (5%)	$10,686.60	
NET INCOME:	**$203,045.40**	

EXPENSES*

Insurance	$9,603.00	
Real Estate Taxes	$ 18,024.39	***
Electric	$1,736.75	
Water & Sewer	$2,503.44	
Alarm	$972.00	
Repairs & Maintenance	$10,475.93	
Landscaping & Groundskeeping	$2,925.00	
Cleaning & Janitorial	$2,220.00	
Snow Removal	$3,535.00	
Telephone/Intercom	$360.00	
Elevator	$1,502.40	
Marketing & Lease Expense	$1,250.00	**
Property Management Fee (3%)	$6,411.96	
TOTAL EXPENSES:	**$61,519.87**	
NET OPERATING INCOME:	**$141,525.53**	

* Expenses based on 2025 actuals or current contracts. ** Estimate.

*** The 2025 As. Value decreased from the 2024 As. Value by 8.79%.
Estimated 2025 RE taxes payable in 2026.

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

RENT ROLL

UNIT	BD/BA	ALARM	PARKING	PET FEE	RENT	TOTAL MONTHLY INCOME	2026 RENEWAL PROJECTION	LEASE	MOVE-IN
G & P-2	4/3.00	$37.00	$145.00	$ -	$3,020.00	$3,202.00	COMPLETED	06/13/2027 - 06/11/2027	07/25/2023
1 & P-5	3/2.00	$37.00	$145.00	$ -	$2,720.00	$2,902.00	COMPLETED	06/05/2026 - 06/04/2027	06/29/2018
2 & P-1	3/2.00	$ -	$145.00	$ -	$3,615.00	$3,760.00	COMPLETED	08/15/2026 - 05/20/2027	10/02/2023
3 & P-6 & P-7	3/2.00	$ -	$310.00	$ -	$3,585.00	$3,895.00	COMPLETED	06/04/2026 - 06/03/2027	06/01/2022
4 & P-3 & P-4	3/2.00	$37.00	$290.00	$50.00	$3,675.00	$4,052.00	COMPLETED	06/16/2026 - 06/15/2027	06/14/2024
5 UNITS		**$111.00**	**$1,035.00**	**$50.00**	**$16,615.00**	**$17,811.00**			