4745-47 S. ST. LAWRENCE

The Biazar Group – of –
NORTH CLYBOURN GROUP

INCOME & EXPENSES

10/1/26 - 9/30/27

INCOME

Rent Income	$159,636.00	
Lease Processing Fee Income	$629.00	**
Vacancy & Loss (5%)	$7,981.80	
NET INCOME	**$152,283.20**	

EXPENSES*

Insurance	$8,428.00	*
Real Estate Taxes	$17,057.65	***
Gas	$1,591.87	*
Electric	$1,085.74	*
Water & Sewer	$3,581.28	*
Scavenger	$2,381.10	*
Cleaning & Janitorial	$1,920.00	*
Landscaping	$1,480.00	*
Snow Removal	$2,080.00	*
Alarm	$1,438.80	*
Repairs & Maintenance	$5,479.64	*
Commission	$2,105.00	**
Marketing & Leasing	$1,250.00	**
Property Management Fee (3%)	$5,261.00	
TOTAL EXPENSES	**$55,140.08**	
NET OPERATING INCOME:	**$97,143.12**	

* Expenses based on 2025 actuals or current contracts.
** Estimate.
*** The 2025 As Val stayed the same as 2024 As Val. RE taxes payable in 2026 are projected at same rate as 2025.

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

RENT ROLL

RENTAL INCOME

UNIT	BD/BA	STATUS	PARKING	ALARM	PET	TOTAL MONTHLY RENT	INCOME	LEASE	MOVE-IN
1N & P3	2/1.00	Current	$95	$37	$0	$2,235	$2,367	03/13/2026 - 03/17/2027	03/13/2026
1S	2/1.00	Current	$0	$37	$0	$2,190	$2,227	04/24/2026 - 04/23/2027	02/28/2025
2N	3/1.00	Current	$0	$0	$25	$2,305	$2,330	08/28/2026 - 08/16/2027	08/28/2026
2S & P2S	2/1.00	Current	$95	$0	$25	$1,960	$2,080	06/18/2026 - 06/17/2027	06/27/2023
3N	3/1.00	Current	$0	$37	$0	$1,985	$2,022	06/25/2026 - 06/24/2027	11/15/2017
3S	2/1.00	Current	$95	$37	$0	$2,145	$2,277	08/19/2026 - 08/18/2027	09/03/2025
6 UNITS			**$285**	**$148**	**$50**	**$12,820**	**$13,303**		

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Designated Managing Broker

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