

APTs Income and Expenses-1350 Irving Park					
Current Income and 2025 Expenses-1350 Irving Park RD-Bensenville					
		BLDG		Rents	Deposits
Rents		Unit #			
		1		\$ 850	\$ 800
		2		\$ 850	\$ 800
		3		\$ 850	\$ 800
		4		\$ 850	\$ 800
		5		\$ 850	\$ 800
		6		\$ 850	\$ 800
		7		\$ 850	\$ 800
		8		\$ 850	\$ 800
		9			\$ -
		10			
		11			
		12			
Monthly Total				\$ 6,800	\$ 6,400
Annual Total				\$ 81,600	
List Price-Tentative				\$ 999,000	
Expenses are based 2025 numbers					
Property Taxes are 2024 Actual. Rents are curretn rents					
	PT			\$ 20,574	
	License			-	
	Operating	Refuse		\$ 5,242	
		EPA Fee		in Water	
		Water/Sewer		\$ 1,376	
		Electricity		\$ 11,230	
		Gas		-	
		Insurance		\$ 3,640	
		HOA		-	
		Other-Repairs		\$ 6,000	
Total Op Exp				\$ 48,062	

PERFORMA: Income and 2025 Expenses-1101 Irving park Rd			
		BLDG	Performa Rents
Rents		Unit #	Rent
		1	950
		2	950
		3	950
		4	950
		5	950
		6	950
		7	950
		8	950
		9	950
		10	950
		11	950
		12	950
Monthly Total			\$ 11,400.00
Annual Total			\$ 136,800.00
	List Price		\$ 999,000
Expenses are based 2025 numbers			
Property Taxes are 2024 Actual.			
Performa rents based on the current market rent rates.			
Expenses are based 2024-25 numbers			
	PT		\$ 20,574
	License		\$ -
	Operating	Refuse	\$ 5,242
		Water	\$ 2,000
		Electricity	\$ 15,000
		Gas	\$ -
		Insurance	\$ 3,640
		HOA	\$ -
		Other	\$ 6,000
Total Op Exp			\$ 52,456