

Notes for 1101 Irving Park, Bensenville, IL 60106

Please note that the managing owner has been seek for last two years, so he has nt rented all units. 8 of 12 units are rented now, from \$850 to \$950/month. The gross income at present is \$81,600 and expenses are \$48,000.

Please see the attached listing sheet. They are trying to rent remaining at \$950/month.

There are 12 office units. Each unit is about 'x20' has one small office 14'x11' and one bathroom 9.5'x5' and another open area.

It is the brick building and each one has own Electric Meter. Water/sewer is common. No gas, all electric. Each unit has own Electric/AC unit. The lot has 28 parking place, one space Trash container and one space for road sign.

2025 \$48,000 expenses are shown in the attached and Performa numbers are there too.