7441 N Rogers Ave | Chicago, IL 60626

RENT ROLL - CURRENT

UNIT	TYPE	SQ FOOTAGE	CURRENT RENT	MARKET RENT	LEASE EXPIRATION
1A	2 BR / 1 BA	930	$1,810	$2,000	May 31, 2027
1B	2 BR / 1 BA	930	$1,800	$2,000	Feb 28, 2027
2A	2 BR / 1 BA	930	$1,850	$2,000	Feb 28, 2027
2B	2 BR / 1 BA	930	$1,875	$2,000	May 31, 2027
3A	2 BR / 1 BA	930	$1,800	$2,000	Feb 28, 2027
3B	2 BR / 1 BA	930	$1,800	$2,000	June 30, 2026
TOTAL MONTHLY INCOME			**$10,935**	**$12,000**	

**Tenants pays own gas and electric utilities*

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FINANCIAL SUMMARY

PRICE	$1,625,000
CAP RATE	5.25%
GRM	12.9
PROJECTED IRR	19%
NOI	$84,821

OPERATING INCOME

INCOME ANALYSIS	ANNUAL	MONTHLY	NOTES
RENTAL INCOME	$131,220	$10,935	
MOVE IN FEES	$1,500		
VACANCY EXPENSE	($3,936)		3%
EFFECTIVE GROSS INCOME	**$128,784**		

OPERATING EXPENSES

EXPENSES	CURRENT ANNUAL	MONTHLY	NOTES
REAL ESTATE TAXES	$26,300		ACTUAL
INSURANCE	$3,758		ACTUAL
WATER / SEWER	$2,864		ACTUAL
GARBAGE	$2,480		ACTUAL
MANAGEMENT	$6,561		5%
REPAIRS AND MAINTAINANCE	$2,000		BROKER ESTIMATE
TOTAL OPERATING EXPENSES	**$43,963**		
% OF GROSS INCOME	34%		
NET OPERATING INCOME	**$84,821**		