

2447 N California

Logan Square 2 Flat with non-conforming Garden unit.

<u>UNIT</u>	<u>RENT</u>	<u>SECURITY</u>	<u>LEASE</u>
Unit 1	\$1,700	NA	MTH/MTH - last time rented, could increase
Unit 2	\$1,950	NA	MTH/MTH
Unit G	\$1,400	NA	MTH/MTH - listed now
Garage	\$ 100	NA	MTH/MTH
Garage	\$ 100	NA	Open

Total Rent Revenue: \$63,000

Coin Operated Laundry: \$600

Total Revenues: \$63,600

EXPENSE

City of Chicago (Water/sewage)	2,467
Electrical/Gas (7/20 - 6/21)	6,155
Annual Taxes (2020)	10,302
Insurance	2,058
Pest Control	<u>1,380</u>
	\$22,362

NET PROFIT \$41,238

CAP RATE: 5.8%