



# 1815 Lake St., Evanston

6-unit multi-family building comprised of 6 adjoining 1BR Townhouse Units

## ACTUAL EXPENSES 2018

**\$65,124** Annual Gross Scheduled Income

**\$30,743** Expenses

\$1,616 Cleaning/Janitorial  
\$96 Pest Control  
\$3,483 Insurance  
\$1,850 Repairs  
\$511 Supplies  
\$18,932 Property Taxes  
\$98 Electric (ComEd)  
\$631 Gas (Nicor)  
\$217 Water (Municipal)  
\$1,055 Landscaping  
\$813 Snow Removal  
\$75 Legal/Professional  
\$1,367 Scavenger

**\$34,381** Net Operating Income

## RENT ROLL 2018

**\$65,124** Annual Gross Scheduled Income

	<u>Sched. Rent.</u>	<u>Sec. Dep.</u>	<u>Move-in</u>	<u>Lease Exp.</u>
A	\$777	\$990	4/15/2000	Mo-Mo
B	\$950	\$800	6/1/2017	5/31/2019
C	\$950	\$950	4/1/2018	3/31/2019
D	\$850	\$850	2/1/2018	1/31/2019
E	\$950	\$0	Vacant	Vacant
F	<u>\$950</u>	<u>\$950</u>	4/1/2014	4/30/2019
	\$5,427	\$4,540		
	Monthly Income	Sec. Dep. Totals		

**CAP RATE** 6.70%

## **NOTES**

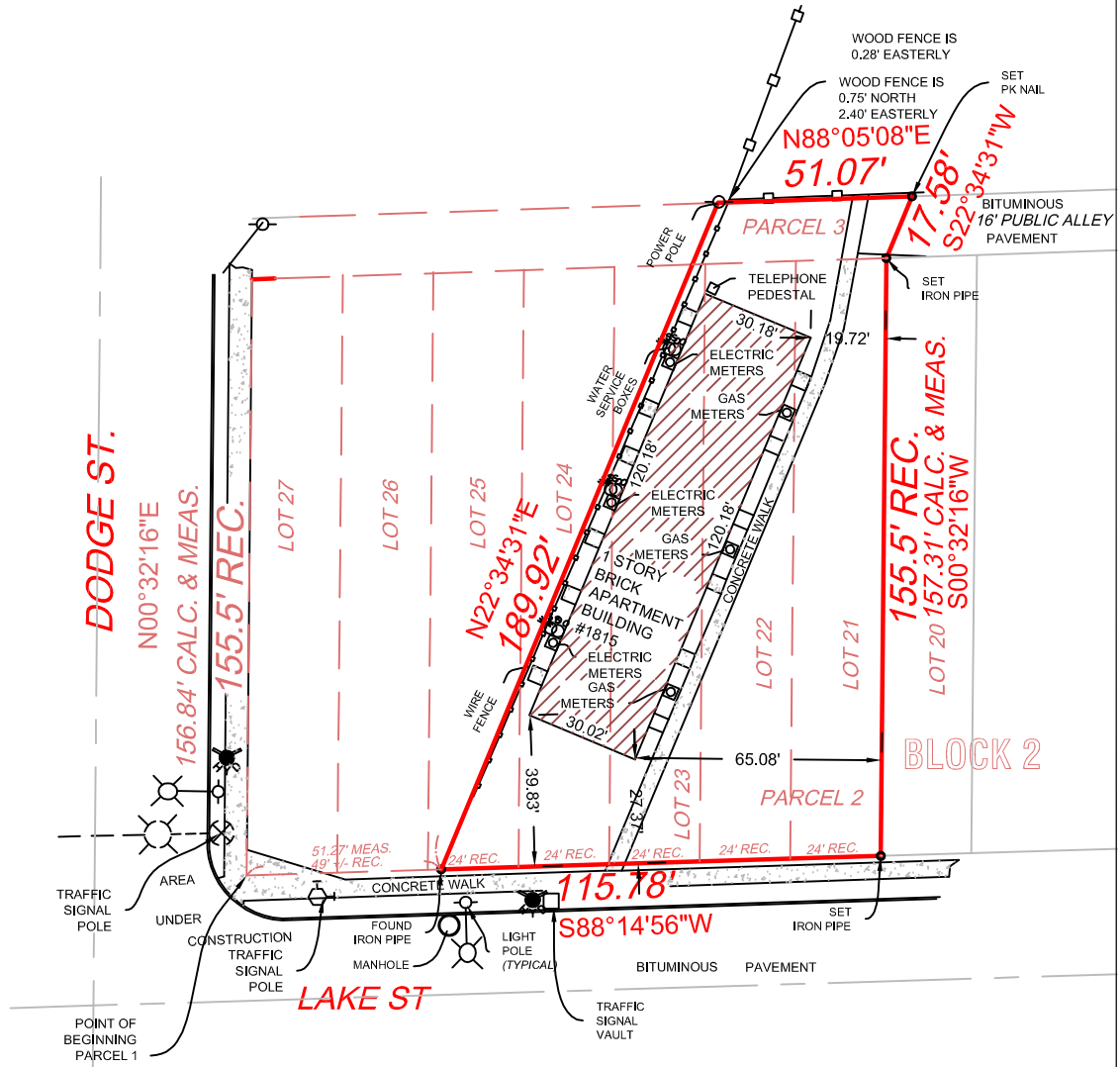
- \* Repairs include a new furnace for one of the units.
- \* There are separate water, electric, and gas meters for each unit.
- \* Utility bills are for one of the units that has utilities included.



**B&G SURVEY COMPANY, INC.**

ILLINOIS & INDIANA PROFESSIONAL LAND SURVEYORS  
 2551 BERNICE ROAD  
 LANSING, ILLINOIS 60438  
 708-474-9360 PHONE  
 708-474-9360 fax  
 bandgsurvey@ameritech.net  
 ILLINOIS PROFESSIONAL DESIGN FIRM #184.004981

AREA=13,921 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.



ORDERED BY: MANCHESTER REALTY	DRAWN BY: MW	CHECKED BY: KW
	SCALE: 1"=50'	
LOCATION: LAKE ST. & DARROW AVE. EVANSTON, IL	DATE: 8/11/10	
	JOB NUMBER	SHEET
DESCRIPTION: SKETCH	1104467-4	1 OF 1