

Income Analysis

Property Address: 123 main st

Loan Amortization Info

	Date	Beginning Balance	Interest Payment	Principal Payment	Ending Balance	Cumulative Interest	Cumulative Payments
1	02/2025	\$1,558,382.25	\$7,921.78	\$2,214.38	\$1,556,167.87	\$7,921.78	\$10,136.15
2	03/2025	\$1,556,167.87	\$7,910.52	\$2,225.63	\$1,553,942.24	\$15,832.30	\$20,272.31
3	04/2025	\$1,553,942.24	\$7,899.21	\$2,236.95	\$1,551,705.29	\$23,731.50	\$30,408.46
4	05/2025	\$1,551,705.29	\$7,887.84	\$2,248.32	\$1,549,456.97	\$31,619.34	\$40,544.62
5	06/2025	\$1,549,456.97	\$7,876.41	\$2,259.75	\$1,547,197.22	\$39,495.74	\$50,680.77
6	07/2025	\$1,547,197.22	\$7,864.92	\$2,271.24	\$1,544,925.99	\$47,360.66	\$60,816.93
7	08/2025	\$1,544,925.99	\$7,853.37	\$2,282.78	\$1,542,643.20	\$55,214.04	\$70,953.08
8	09/2025	\$1,542,643.20	\$7,841.77	\$2,294.39	\$1,540,348.82	\$63,055.81	\$81,089.24
9	10/2025	\$1,540,348.82	\$7,830.11	\$2,306.05	\$1,538,042.77	\$70,885.91	\$91,225.39
10	11/2025	\$1,538,042.77	\$7,818.38	\$2,317.77	\$1,535,725.00	\$78,704.30	\$101,361.55
11	12/2025	\$1,535,725.00	\$7,806.60	\$2,329.55	\$1,533,395.45	\$86,510.90	\$111,497.70
12	01/2026	\$1,533,395.45	\$7,794.76	\$2,341.39	\$1,531,054.05	\$94,305.66	\$121,633.86
13	02/2026	\$1,531,054.05	\$7,782.86	\$2,353.30	\$1,528,700.76	\$102,088.52	\$131,770.01
14	03/2026	\$1,528,700.76	\$7,770.90	\$2,365.26	\$1,526,335.50	\$109,859.41	\$141,906.17
15	04/2026	\$1,526,335.50	\$7,758.87	\$2,377.28	\$1,523,958.22	\$117,618.29	\$152,042.32
16	05/2026	\$1,523,958.22	\$7,746.79	\$2,389.37	\$1,521,568.85	\$125,365.07	\$162,178.47
17	06/2026	\$1,521,568.85	\$7,734.64	\$2,401.51	\$1,519,167.34	\$133,099.71	\$172,314.63
18	07/2026	\$1,519,167.34	\$7,722.43	\$2,413.72	\$1,516,753.61	\$140,822.15	\$182,450.78
19	08/2026	\$1,516,753.61	\$7,710.16	\$2,425.99	\$1,514,327.62	\$148,532.31	\$192,586.94
20	09/2026	\$1,514,327.62	\$7,697.83	\$2,438.32	\$1,511,889.30	\$156,230.14	\$202,723.09
21	10/2026	\$1,511,889.30	\$7,685.44	\$2,450.72	\$1,509,438.58	\$163,915.58	\$212,859.25
22	11/2026	\$1,509,438.58	\$7,672.98	\$2,463.18	\$1,506,975.41	\$171,588.56	\$222,995.40
23	12/2026	\$1,506,975.41	\$7,660.46	\$2,475.70	\$1,504,499.71	\$179,249.02	\$233,131.56
24	01/2027	\$1,504,499.71	\$7,647.87	\$2,488.28	\$1,502,011.43	\$186,896.89	\$243,267.71
25	02/2027	\$1,502,011.43	\$7,635.22	\$2,500.93	\$1,499,510.50	\$194,532.12	\$253,403.87
26	03/2027	\$1,499,510.50	\$7,622.51	\$2,513.64	\$1,496,996.86	\$202,154.63	\$263,540.02
27	04/2027	\$1,496,996.86	\$7,609.73	\$2,526.42	\$1,494,470.44	\$209,764.36	\$273,676.18
28	05/2027	\$1,494,470.44	\$7,596.89	\$2,539.26	\$1,491,931.17	\$217,361.26	\$283,812.33
29	06/2027	\$1,491,931.17	\$7,583.98	\$2,552.17	\$1,489,379.00	\$224,945.24	\$293,948.49
30	07/2027	\$1,489,379.00	\$7,571.01	\$2,565.14	\$1,486,813.86	\$232,516.25	\$304,084.64
31	08/2027	\$1,486,813.86	\$7,557.97	\$2,578.18	\$1,484,235.67	\$240,074.22	\$314,220.79
32	09/2027	\$1,484,235.67	\$7,544.86	\$2,591.29	\$1,481,644.38	\$247,619.08	\$324,356.95
33	10/2027	\$1,481,644.38	\$7,531.69	\$2,604.46	\$1,479,039.92	\$255,150.78	\$334,493.10
34	11/2027	\$1,479,039.92	\$7,518.45	\$2,617.70	\$1,476,422.22	\$262,669.23	\$344,629.26
35	12/2027	\$1,476,422.22	\$7,505.15	\$2,631.01	\$1,473,791.21	\$270,174.38	\$354,765.41
36	01/2028	\$1,473,791.21	\$7,491.77	\$2,644.38	\$1,471,146.83	\$277,666.15	\$364,901.57
37	02/2028	\$1,471,146.83	\$7,478.33	\$2,657.82	\$1,468,489.00	\$285,144.48	\$375,037.72
38	03/2028	\$1,468,489.00	\$7,464.82	\$2,671.34	\$1,465,817.67	\$292,609.30	\$385,173.88
39	04/2028	\$1,465,817.67	\$7,451.24	\$2,684.91	\$1,463,132.75	\$300,060.54	\$395,310.03
40	05/2028	\$1,463,132.75	\$7,437.59	\$2,698.56	\$1,460,434.19	\$307,498.13	\$405,446.19
41	06/2028	\$1,460,434.19	\$7,423.87	\$2,712.28	\$1,457,721.91	\$314,922.00	\$415,582.34
42	07/2028	\$1,457,721.91	\$7,410.09	\$2,726.07	\$1,454,995.84	\$322,332.09	\$425,718.50
43	08/2028	\$1,454,995.84	\$7,396.23	\$2,739.93	\$1,452,255.92	\$329,728.32	\$435,854.65
44	09/2028	\$1,452,255.92	\$7,382.30	\$2,753.85	\$1,449,502.06	\$337,110.62	\$445,990.81
45	10/2028	\$1,449,502.06	\$7,368.30	\$2,767.85	\$1,446,734.21	\$344,478.92	\$456,126.96

Report courtesy of Dave Snehal, CCIM • Powered by roe.dspropertyexperts.com

Dave Snehal, CCIM, 939 W North Ave #750, Chicago, Illinois, 60642, 773.230.8055, dave.snehal@expcommercial.com



Income Analysis

Property Address: 123 main st

46	11/2028	\$1,446,734.21	\$7,354.23	\$2,781.92	\$1,443,952.29	\$351,833.15	\$466,263.12
47	12/2028	\$1,443,952.29	\$7,340.09	\$2,796.06	\$1,441,156.22	\$359,173.24	\$476,399.27
48	01/2029	\$1,441,156.22	\$7,325.88	\$2,810.28	\$1,438,345.95	\$366,499.12	\$486,535.42
49	02/2029	\$1,438,345.95	\$7,311.59	\$2,824.56	\$1,435,521.38	\$373,810.71	\$496,671.58
50	03/2029	\$1,435,521.38	\$7,297.23	\$2,838.92	\$1,432,682.46	\$381,107.95	\$506,807.73
51	04/2029	\$1,432,682.46	\$7,282.80	\$2,853.35	\$1,429,829.11	\$388,390.75	\$516,943.89
52	05/2029	\$1,429,829.11	\$7,268.30	\$2,867.86	\$1,426,961.25	\$395,659.05	\$527,080.04
53	06/2029	\$1,426,961.25	\$7,253.72	\$2,882.43	\$1,424,078.82	\$402,912.77	\$537,216.20
54	07/2029	\$1,424,078.82	\$7,239.07	\$2,897.09	\$1,421,181.73	\$410,151.83	\$547,352.35
55	08/2029	\$1,421,181.73	\$7,224.34	\$2,911.81	\$1,418,269.92	\$417,376.17	\$557,488.51
56	09/2029	\$1,418,269.92	\$7,209.54	\$2,926.62	\$1,415,343.30	\$424,585.71	\$567,624.66
57	10/2029	\$1,415,343.30	\$7,194.66	\$2,941.49	\$1,412,401.81	\$431,780.37	\$577,760.82
58	11/2029	\$1,412,401.81	\$7,179.71	\$2,956.45	\$1,409,445.36	\$438,960.08	\$587,896.97
59	12/2029	\$1,409,445.36	\$7,164.68	\$2,971.47	\$1,406,473.89	\$446,124.76	\$598,033.13
60	01/2030	\$1,406,473.89	\$7,149.58	\$2,986.58	\$1,403,487.31	\$453,274.34	\$608,169.28
61	02/2030	\$1,403,487.31	\$7,134.39	\$3,001.76	\$1,400,485.55	\$460,408.73	\$618,305.44
62	03/2030	\$1,400,485.55	\$7,119.13	\$3,017.02	\$1,397,468.53	\$467,527.87	\$628,441.59
63	04/2030	\$1,397,468.53	\$7,103.80	\$3,032.36	\$1,394,436.17	\$474,631.67	\$638,577.74
64	05/2030	\$1,394,436.17	\$7,088.38	\$3,047.77	\$1,391,388.40	\$481,720.05	\$648,713.90
65	06/2030	\$1,391,388.40	\$7,072.89	\$3,063.26	\$1,388,325.14	\$488,792.94	\$658,850.05
66	07/2030	\$1,388,325.14	\$7,057.32	\$3,078.84	\$1,385,246.30	\$495,850.26	\$668,986.21
67	08/2030	\$1,385,246.30	\$7,041.67	\$3,094.49	\$1,382,151.82	\$502,891.93	\$679,122.36
68	09/2030	\$1,382,151.82	\$7,025.94	\$3,110.22	\$1,379,041.60	\$509,917.87	\$689,258.52
69	10/2030	\$1,379,041.60	\$7,010.13	\$3,126.03	\$1,375,915.57	\$516,928.00	\$699,394.67
70	11/2030	\$1,375,915.57	\$6,994.24	\$3,141.92	\$1,372,773.66	\$523,922.23	\$709,530.83
71	12/2030	\$1,372,773.66	\$6,978.27	\$3,157.89	\$1,369,615.77	\$530,900.50	\$719,666.98
72	01/2031	\$1,369,615.77	\$6,962.21	\$3,173.94	\$1,366,441.83	\$537,862.71	\$729,803.14
73	02/2031	\$1,366,441.83	\$6,946.08	\$3,190.08	\$1,363,251.75	\$544,808.79	\$739,939.29
74	03/2031	\$1,363,251.75	\$6,929.86	\$3,206.29	\$1,360,045.46	\$551,738.66	\$750,075.45
75	04/2031	\$1,360,045.46	\$6,913.56	\$3,222.59	\$1,356,822.87	\$558,652.22	\$760,211.60
76	05/2031	\$1,356,822.87	\$6,897.18	\$3,238.97	\$1,353,583.90	\$565,549.40	\$770,347.76
77	06/2031	\$1,353,583.90	\$6,880.72	\$3,255.44	\$1,350,328.46	\$572,430.12	\$780,483.91
78	07/2031	\$1,350,328.46	\$6,864.17	\$3,271.98	\$1,347,056.48	\$579,294.29	\$790,620.06
79	08/2031	\$1,347,056.48	\$6,847.54	\$3,288.62	\$1,343,767.86	\$586,141.83	\$800,756.22
80	09/2031	\$1,343,767.86	\$6,830.82	\$3,305.33	\$1,340,462.52	\$592,972.65	\$810,892.37
81	10/2031	\$1,340,462.52	\$6,814.02	\$3,322.14	\$1,337,140.39	\$599,786.67	\$821,028.53
82	11/2031	\$1,337,140.39	\$6,797.13	\$3,339.02	\$1,333,801.36	\$606,583.80	\$831,164.68
83	12/2031	\$1,333,801.36	\$6,780.16	\$3,356.00	\$1,330,445.37	\$613,363.95	\$841,300.84
84	01/2032	\$1,330,445.37	\$6,763.10	\$3,373.06	\$1,327,072.31	\$620,127.05	\$851,436.99
85	02/2032	\$1,327,072.31	\$6,745.95	\$3,390.20	\$1,323,682.10	\$626,873.00	\$861,573.15
86	03/2032	\$1,323,682.10	\$6,728.72	\$3,407.44	\$1,320,274.67	\$633,601.72	\$871,709.30
87	04/2032	\$1,320,274.67	\$6,711.40	\$3,424.76	\$1,316,849.91	\$640,313.11	\$881,845.46
88	05/2032	\$1,316,849.91	\$6,693.99	\$3,442.17	\$1,313,407.74	\$647,007.10	\$891,981.61
89	06/2032	\$1,313,407.74	\$6,676.49	\$3,459.67	\$1,309,948.08	\$653,683.59	\$902,117.77
90	07/2032	\$1,309,948.08	\$6,658.90	\$3,477.25	\$1,306,470.82	\$660,342.49	\$912,253.92
91	08/2032	\$1,306,470.82	\$6,641.23	\$3,494.93	\$1,302,975.90	\$666,983.72	\$922,390.08
92	09/2032	\$1,302,975.90	\$6,623.46	\$3,512.69	\$1,299,463.20	\$673,607.18	\$932,526.23
93	10/2032	\$1,299,463.20	\$6,605.60	\$3,530.55	\$1,295,932.65	\$680,212.79	\$942,662.38

Report courtesy of Dave Snehel, CCIM • Powered by roe.dspropertyexperts.com

Dave Snehel, CCIM, 939 W North Ave #750, Chicago, Illinois, 60642, 773.230.8055, dave.snehel@expcommercial.com



Income Analysis

Property Address: 123 main st

94	11/2032	\$1,295,932.65	\$6,587.66	\$3,548.50	\$1,292,384.15	\$686,800.44	\$952,798.54
95	12/2032	\$1,292,384.15	\$6,569.62	\$3,566.54	\$1,288,817.62	\$693,370.06	\$962,934.69
96	01/2033	\$1,288,817.62	\$6,551.49	\$3,584.67	\$1,285,232.95	\$699,921.55	\$973,070.85
97	02/2033	\$1,285,232.95	\$6,533.27	\$3,602.89	\$1,281,630.07	\$706,454.82	\$983,207.00
98	03/2033	\$1,281,630.07	\$6,514.95	\$3,621.20	\$1,278,008.86	\$712,969.77	\$993,343.16
99	04/2033	\$1,278,008.86	\$6,496.55	\$3,639.61	\$1,274,369.26	\$719,466.32	\$1,003,479.31
100	05/2033	\$1,274,369.26	\$6,478.04	\$3,658.11	\$1,270,711.14	\$725,944.36	\$1,013,615.47
101	06/2033	\$1,270,711.14	\$6,459.45	\$3,676.71	\$1,267,034.44	\$732,403.81	\$1,023,751.62
102	07/2033	\$1,267,034.44	\$6,440.76	\$3,695.40	\$1,263,339.04	\$738,844.57	\$1,033,887.78
103	08/2033	\$1,263,339.04	\$6,421.97	\$3,714.18	\$1,259,624.86	\$745,266.54	\$1,044,023.93
104	09/2033	\$1,259,624.86	\$6,403.09	\$3,733.06	\$1,255,891.80	\$751,669.64	\$1,054,160.09
105	10/2033	\$1,255,891.80	\$6,384.12	\$3,752.04	\$1,252,139.76	\$758,053.75	\$1,064,296.24
106	11/2033	\$1,252,139.76	\$6,365.04	\$3,771.11	\$1,248,368.65	\$764,418.80	\$1,074,432.40
107	12/2033	\$1,248,368.65	\$6,345.87	\$3,790.28	\$1,244,578.37	\$770,764.67	\$1,084,568.55
108	01/2034	\$1,244,578.37	\$6,326.61	\$3,809.55	\$1,240,768.82	\$777,091.28	\$1,094,704.70
109	02/2034	\$1,240,768.82	\$6,307.24	\$3,828.91	\$1,236,939.91	\$783,398.52	\$1,104,840.86
110	03/2034	\$1,236,939.91	\$6,287.78	\$3,848.38	\$1,233,091.53	\$789,686.30	\$1,114,977.01
111	04/2034	\$1,233,091.53	\$6,268.22	\$3,867.94	\$1,229,223.59	\$795,954.51	\$1,125,113.17
112	05/2034	\$1,229,223.59	\$6,248.55	\$3,887.60	\$1,225,335.99	\$802,203.06	\$1,135,249.32
113	06/2034	\$1,225,335.99	\$6,228.79	\$3,907.36	\$1,221,428.63	\$808,431.86	\$1,145,385.48
114	07/2034	\$1,221,428.63	\$6,208.93	\$3,927.23	\$1,217,501.40	\$814,640.78	\$1,155,521.63
115	08/2034	\$1,217,501.40	\$6,188.97	\$3,947.19	\$1,213,554.21	\$820,829.75	\$1,165,657.79
116	09/2034	\$1,213,554.21	\$6,168.90	\$3,967.25	\$1,209,586.96	\$826,998.65	\$1,175,793.94
117	10/2034	\$1,209,586.96	\$6,148.73	\$3,987.42	\$1,205,599.54	\$833,147.38	\$1,185,930.10
118	11/2034	\$1,205,599.54	\$6,128.46	\$4,007.69	\$1,201,591.85	\$839,275.85	\$1,196,066.25
119	12/2034	\$1,201,591.85	\$6,108.09	\$4,028.06	\$1,197,563.78	\$845,383.94	\$1,206,202.41
120	01/2035	\$1,197,563.78	\$6,087.62	\$4,048.54	\$1,193,515.24	\$851,471.56	\$1,216,338.56
121	02/2035	\$1,193,515.24	\$6,067.04	\$4,069.12	\$1,189,446.13	\$857,538.59	\$1,226,474.72
122	03/2035	\$1,189,446.13	\$6,046.35	\$4,089.80	\$1,185,356.32	\$863,584.94	\$1,236,610.87
123	04/2035	\$1,185,356.32	\$6,025.56	\$4,110.59	\$1,181,245.73	\$869,610.50	\$1,246,747.03
124	05/2035	\$1,181,245.73	\$6,004.67	\$4,131.49	\$1,177,114.24	\$875,615.17	\$1,256,883.18
125	06/2035	\$1,177,114.24	\$5,983.66	\$4,152.49	\$1,172,961.75	\$881,598.83	\$1,267,019.33
126	07/2035	\$1,172,961.75	\$5,962.56	\$4,173.60	\$1,168,788.15	\$887,561.39	\$1,277,155.49
127	08/2035	\$1,168,788.15	\$5,941.34	\$4,194.81	\$1,164,593.34	\$893,502.73	\$1,287,291.64
128	09/2035	\$1,164,593.34	\$5,920.02	\$4,216.14	\$1,160,377.20	\$899,422.75	\$1,297,427.80
129	10/2035	\$1,160,377.20	\$5,898.58	\$4,237.57	\$1,156,139.63	\$905,321.33	\$1,307,563.95
130	11/2035	\$1,156,139.63	\$5,877.04	\$4,259.11	\$1,151,880.51	\$911,198.37	\$1,317,700.11
131	12/2035	\$1,151,880.51	\$5,855.39	\$4,280.76	\$1,147,599.75	\$917,053.77	\$1,327,836.26
132	01/2036	\$1,147,599.75	\$5,833.63	\$4,302.52	\$1,143,297.23	\$922,887.40	\$1,337,972.42
133	02/2036	\$1,143,297.23	\$5,811.76	\$4,324.39	\$1,138,972.84	\$928,699.16	\$1,348,108.57
134	03/2036	\$1,138,972.84	\$5,789.78	\$4,346.38	\$1,134,626.46	\$934,488.94	\$1,358,244.73
135	04/2036	\$1,134,626.46	\$5,767.68	\$4,368.47	\$1,130,257.99	\$940,256.62	\$1,368,380.88
136	05/2036	\$1,130,257.99	\$5,745.48	\$4,390.68	\$1,125,867.31	\$946,002.10	\$1,378,517.04
137	06/2036	\$1,125,867.31	\$5,723.16	\$4,413.00	\$1,121,454.32	\$951,725.26	\$1,388,653.19
138	07/2036	\$1,121,454.32	\$5,700.73	\$4,435.43	\$1,117,018.89	\$957,425.98	\$1,398,789.35
139	08/2036	\$1,117,018.89	\$5,678.18	\$4,457.98	\$1,112,560.91	\$963,104.16	\$1,408,925.50
140	09/2036	\$1,112,560.91	\$5,655.52	\$4,480.64	\$1,108,080.28	\$968,759.68	\$1,419,061.65
141	10/2036	\$1,108,080.28	\$5,632.74	\$4,503.41	\$1,103,576.86	\$974,392.42	\$1,429,197.81

Report courtesy of Dave Snehel, CCIM • Powered by roe.dspropertyexperts.com

Dave Snehel, CCIM, 939 W North Ave #750, Chicago, Illinois, 60642, 773.230.8055, dave.snehel@expcommercial.com



Income Analysis

Property Address: 123 main st

142	11/2036	\$1,103,576.86	\$5,609.85	\$4,526.31	\$1,099,050.56	\$980,002.27	\$1,439,333.96
143	12/2036	\$1,099,050.56	\$5,586.84	\$4,549.31	\$1,094,501.24	\$985,589.11	\$1,449,470.12
144	01/2037	\$1,094,501.24	\$5,563.71	\$4,572.44	\$1,089,928.80	\$991,152.83	\$1,459,606.27
145	02/2037	\$1,089,928.80	\$5,540.47	\$4,595.68	\$1,085,333.12	\$996,693.30	\$1,469,742.43
146	03/2037	\$1,085,333.12	\$5,517.11	\$4,619.04	\$1,080,714.08	\$1,002,210.41	\$1,479,878.58
147	04/2037	\$1,080,714.08	\$5,493.63	\$4,642.52	\$1,076,071.55	\$1,007,704.04	\$1,490,014.74
148	05/2037	\$1,076,071.55	\$5,470.03	\$4,666.12	\$1,071,405.43	\$1,013,174.07	\$1,500,150.89
149	06/2037	\$1,071,405.43	\$5,446.31	\$4,689.84	\$1,066,715.58	\$1,018,620.38	\$1,510,287.05
150	07/2037	\$1,066,715.58	\$5,422.47	\$4,713.68	\$1,062,001.90	\$1,024,042.85	\$1,520,423.20
151	08/2037	\$1,062,001.90	\$5,398.51	\$4,737.65	\$1,057,264.25	\$1,029,441.36	\$1,530,559.36
152	09/2037	\$1,057,264.25	\$5,374.43	\$4,761.73	\$1,052,502.53	\$1,034,815.79	\$1,540,695.51
153	10/2037	\$1,052,502.53	\$5,350.22	\$4,785.93	\$1,047,716.59	\$1,040,166.01	\$1,550,831.67
154	11/2037	\$1,047,716.59	\$5,325.89	\$4,810.26	\$1,042,906.33	\$1,045,491.90	\$1,560,967.82
155	12/2037	\$1,042,906.33	\$5,301.44	\$4,834.71	\$1,038,071.62	\$1,050,793.34	\$1,571,103.97
156	01/2038	\$1,038,071.62	\$5,276.86	\$4,859.29	\$1,033,212.33	\$1,056,070.21	\$1,581,240.13
157	02/2038	\$1,033,212.33	\$5,252.16	\$4,883.99	\$1,028,328.33	\$1,061,322.37	\$1,591,376.28
158	03/2038	\$1,028,328.33	\$5,227.34	\$4,908.82	\$1,023,419.52	\$1,066,549.70	\$1,601,512.44
159	04/2038	\$1,023,419.52	\$5,202.38	\$4,933.77	\$1,018,485.74	\$1,071,752.09	\$1,611,648.59
160	05/2038	\$1,018,485.74	\$5,177.30	\$4,958.85	\$1,013,526.89	\$1,076,929.39	\$1,621,784.75
161	06/2038	\$1,013,526.89	\$5,152.10	\$4,984.06	\$1,008,542.83	\$1,082,081.48	\$1,631,920.90
162	07/2038	\$1,008,542.83	\$5,126.76	\$5,009.40	\$1,003,533.44	\$1,087,208.24	\$1,642,057.06
163	08/2038	\$1,003,533.44	\$5,101.29	\$5,034.86	\$998,498.58	\$1,092,309.54	\$1,652,193.21
164	09/2038	\$998,498.58	\$5,075.70	\$5,060.45	\$993,438.12	\$1,097,385.24	\$1,662,329.37
165	10/2038	\$993,438.12	\$5,049.98	\$5,086.18	\$988,351.95	\$1,102,435.22	\$1,672,465.52
166	11/2038	\$988,351.95	\$5,024.12	\$5,112.03	\$983,239.91	\$1,107,459.34	\$1,682,601.68
167	12/2038	\$983,239.91	\$4,998.14	\$5,138.02	\$978,101.89	\$1,112,457.48	\$1,692,737.83
168	01/2039	\$978,101.89	\$4,972.02	\$5,164.14	\$972,937.76	\$1,117,429.49	\$1,702,873.99
169	02/2039	\$972,937.76	\$4,945.77	\$5,190.39	\$967,747.37	\$1,122,375.26	\$1,713,010.14
170	03/2039	\$967,747.37	\$4,919.38	\$5,216.77	\$962,530.60	\$1,127,294.64	\$1,723,146.29
171	04/2039	\$962,530.60	\$4,892.86	\$5,243.29	\$957,287.31	\$1,132,187.51	\$1,733,282.45
172	05/2039	\$957,287.31	\$4,866.21	\$5,269.94	\$952,017.36	\$1,137,053.72	\$1,743,418.60
173	06/2039	\$952,017.36	\$4,839.42	\$5,296.73	\$946,720.63	\$1,141,893.14	\$1,753,554.76
174	07/2039	\$946,720.63	\$4,812.50	\$5,323.66	\$941,396.97	\$1,146,705.64	\$1,763,690.91
175	08/2039	\$941,396.97	\$4,785.43	\$5,350.72	\$936,046.25	\$1,151,491.07	\$1,773,827.07
176	09/2039	\$936,046.25	\$4,758.24	\$5,377.92	\$930,668.33	\$1,156,249.30	\$1,783,963.22
177	10/2039	\$930,668.33	\$4,730.90	\$5,405.26	\$925,263.07	\$1,160,980.20	\$1,794,099.38
178	11/2039	\$925,263.07	\$4,703.42	\$5,432.73	\$919,830.34	\$1,165,683.62	\$1,804,235.53
179	12/2039	\$919,830.34	\$4,675.80	\$5,460.35	\$914,369.99	\$1,170,359.43	\$1,814,371.69
180	01/2040	\$914,369.99	\$4,648.05	\$5,488.11	\$908,881.88	\$1,175,007.47	\$1,824,507.84
181	02/2040	\$908,881.88	\$4,620.15	\$5,516.01	\$903,365.88	\$1,179,627.62	\$1,834,644.00
182	03/2040	\$903,365.88	\$4,592.11	\$5,544.04	\$897,821.83	\$1,184,219.73	\$1,844,780.15
183	04/2040	\$897,821.83	\$4,563.93	\$5,572.23	\$892,249.61	\$1,188,783.66	\$1,854,916.31
184	05/2040	\$892,249.61	\$4,535.60	\$5,600.55	\$886,649.05	\$1,193,319.26	\$1,865,052.46
185	06/2040	\$886,649.05	\$4,507.13	\$5,629.02	\$881,020.03	\$1,197,826.40	\$1,875,188.62
186	07/2040	\$881,020.03	\$4,478.52	\$5,657.64	\$875,362.40	\$1,202,304.91	\$1,885,324.77
187	08/2040	\$875,362.40	\$4,449.76	\$5,686.40	\$869,676.00	\$1,206,754.67	\$1,895,460.92
188	09/2040	\$869,676.00	\$4,420.85	\$5,715.30	\$863,960.70	\$1,211,175.53	\$1,905,597.08
189	10/2040	\$863,960.70	\$4,391.80	\$5,744.35	\$858,216.34	\$1,215,567.33	\$1,915,733.23

Report courtesy of Dave Snehla, CCIM • Powered by roe.dspropertyexperts.com

Dave Snehla, CCIM, 939 W North Ave #750, Chicago, Illinois, 60642, 773.230.8055, dave.snehla@expcommercial.com



Income Analysis

Property Address: 123 main st

190	11/2040	\$858,216.34	\$4,362.60	\$5,773.55	\$852,442.79	\$1,219,929.93	\$1,925,869.39
191	12/2040	\$852,442.79	\$4,333.25	\$5,802.90	\$846,639.88	\$1,224,263.18	\$1,936,005.54
192	01/2041	\$846,639.88	\$4,303.75	\$5,832.40	\$840,807.48	\$1,228,566.93	\$1,946,141.70
193	02/2041	\$840,807.48	\$4,274.10	\$5,862.05	\$834,945.43	\$1,232,841.03	\$1,956,277.85
194	03/2041	\$834,945.43	\$4,244.31	\$5,891.85	\$829,053.58	\$1,237,085.34	\$1,966,414.01
195	04/2041	\$829,053.58	\$4,214.36	\$5,921.80	\$823,131.78	\$1,241,299.70	\$1,976,550.16
196	05/2041	\$823,131.78	\$4,184.25	\$5,951.90	\$817,179.88	\$1,245,483.95	\$1,986,686.32
197	06/2041	\$817,179.88	\$4,154.00	\$5,982.16	\$811,197.73	\$1,249,637.95	\$1,996,822.47
198	07/2041	\$811,197.73	\$4,123.59	\$6,012.57	\$805,185.16	\$1,253,761.54	\$2,006,958.63
199	08/2041	\$805,185.16	\$4,093.02	\$6,043.13	\$799,142.03	\$1,257,854.56	\$2,017,094.78
200	09/2041	\$799,142.03	\$4,062.31	\$6,073.85	\$793,068.18	\$1,261,916.87	\$2,027,230.94
201	10/2041	\$793,068.18	\$4,031.43	\$6,104.72	\$786,963.46	\$1,265,948.30	\$2,037,367.09
202	11/2041	\$786,963.46	\$4,000.40	\$6,135.76	\$780,827.70	\$1,269,948.69	\$2,047,503.24
203	12/2041	\$780,827.70	\$3,969.21	\$6,166.95	\$774,660.75	\$1,273,917.90	\$2,057,639.40
204	01/2042	\$774,660.75	\$3,937.86	\$6,198.30	\$768,462.46	\$1,277,855.76	\$2,067,775.55
205	02/2042	\$768,462.46	\$3,906.35	\$6,229.80	\$762,232.65	\$1,281,762.11	\$2,077,911.71
206	03/2042	\$762,232.65	\$3,874.68	\$6,261.47	\$755,971.18	\$1,285,636.79	\$2,088,047.86
207	04/2042	\$755,971.18	\$3,842.85	\$6,293.30	\$749,677.88	\$1,289,479.65	\$2,098,184.02
208	05/2042	\$749,677.88	\$3,810.86	\$6,325.29	\$743,352.59	\$1,293,290.51	\$2,108,320.17
209	06/2042	\$743,352.59	\$3,778.71	\$6,357.45	\$736,995.14	\$1,297,069.22	\$2,118,456.33
210	07/2042	\$736,995.14	\$3,746.39	\$6,389.76	\$730,605.38	\$1,300,815.61	\$2,128,592.48
211	08/2042	\$730,605.38	\$3,713.91	\$6,422.24	\$724,183.13	\$1,304,529.52	\$2,138,728.64
212	09/2042	\$724,183.13	\$3,681.26	\$6,454.89	\$717,728.24	\$1,308,210.79	\$2,148,864.79
213	10/2042	\$717,728.24	\$3,648.45	\$6,487.70	\$711,240.54	\$1,311,859.24	\$2,159,000.95
214	11/2042	\$711,240.54	\$3,615.47	\$6,520.68	\$704,719.86	\$1,315,474.71	\$2,169,137.10
215	12/2042	\$704,719.86	\$3,582.33	\$6,553.83	\$698,166.03	\$1,319,057.04	\$2,179,273.26
216	01/2043	\$698,166.03	\$3,549.01	\$6,587.14	\$691,578.89	\$1,322,606.05	\$2,189,409.41
217	02/2043	\$691,578.89	\$3,515.53	\$6,620.63	\$684,958.26	\$1,326,121.57	\$2,199,545.56
218	03/2043	\$684,958.26	\$3,481.87	\$6,654.28	\$678,303.97	\$1,329,603.44	\$2,209,681.72
219	04/2043	\$678,303.97	\$3,448.05	\$6,688.11	\$671,615.86	\$1,333,051.49	\$2,219,817.87
220	05/2043	\$671,615.86	\$3,414.05	\$6,722.11	\$664,893.76	\$1,336,465.54	\$2,229,954.03
221	06/2043	\$664,893.76	\$3,379.88	\$6,756.28	\$658,137.48	\$1,339,845.41	\$2,240,090.18
222	07/2043	\$658,137.48	\$3,345.53	\$6,790.62	\$651,346.86	\$1,343,190.94	\$2,250,226.34
223	08/2043	\$651,346.86	\$3,311.01	\$6,825.14	\$644,521.72	\$1,346,501.96	\$2,260,362.49
224	09/2043	\$644,521.72	\$3,276.32	\$6,859.84	\$637,661.88	\$1,349,778.28	\$2,270,498.65
225	10/2043	\$637,661.88	\$3,241.45	\$6,894.71	\$630,767.17	\$1,353,019.72	\$2,280,634.80
226	11/2043	\$630,767.17	\$3,206.40	\$6,929.75	\$623,837.42	\$1,356,226.12	\$2,290,770.96
227	12/2043	\$623,837.42	\$3,171.17	\$6,964.98	\$616,872.44	\$1,359,397.30	\$2,300,907.11
228	01/2044	\$616,872.44	\$3,135.77	\$7,000.39	\$609,872.05	\$1,362,533.07	\$2,311,043.27
229	02/2044	\$609,872.05	\$3,100.18	\$7,035.97	\$602,836.08	\$1,365,633.25	\$2,321,179.42
230	03/2044	\$602,836.08	\$3,064.42	\$7,071.74	\$595,764.34	\$1,368,697.67	\$2,331,315.58
231	04/2044	\$595,764.34	\$3,028.47	\$7,107.69	\$588,656.65	\$1,371,726.13	\$2,341,451.73
232	05/2044	\$588,656.65	\$2,992.34	\$7,143.82	\$581,512.84	\$1,374,718.47	\$2,351,587.88
233	06/2044	\$581,512.84	\$2,956.02	\$7,180.13	\$574,332.71	\$1,377,674.50	\$2,361,724.04
234	07/2044	\$574,332.71	\$2,919.52	\$7,216.63	\$567,116.08	\$1,380,594.02	\$2,371,860.19
235	08/2044	\$567,116.08	\$2,882.84	\$7,253.31	\$559,862.76	\$1,383,476.86	\$2,381,996.35
236	09/2044	\$559,862.76	\$2,845.97	\$7,290.19	\$552,572.58	\$1,386,322.83	\$2,392,132.50
237	10/2044	\$552,572.58	\$2,808.91	\$7,327.24	\$545,245.33	\$1,389,131.74	\$2,402,268.66

Report courtesy of Dave Snehal, CCIM • Powered by roe.dspropertyexperts.com

Dave Snehal, CCIM, 939 W North Ave #750, Chicago, Illinois, 60642, 773.230.8055, dave.snehal@expcommercial.com



Income Analysis

Property Address: 123 main st

238	11/2044	\$545,245.33	\$2,771.66	\$7,364.49	\$537,880.84	\$1,391,903.40	\$2,412,404.81
239	12/2044	\$537,880.84	\$2,734.23	\$7,401.93	\$530,478.91	\$1,394,637.63	\$2,422,540.97
240	01/2045	\$530,478.91	\$2,696.60	\$7,439.55	\$523,039.36	\$1,397,334.23	\$2,432,677.12
241	02/2045	\$523,039.36	\$2,658.78	\$7,477.37	\$515,561.99	\$1,399,993.02	\$2,442,813.28
242	03/2045	\$515,561.99	\$2,620.77	\$7,515.38	\$508,046.61	\$1,402,613.79	\$2,452,949.43
243	04/2045	\$508,046.61	\$2,582.57	\$7,553.58	\$500,493.02	\$1,405,196.36	\$2,463,085.59
244	05/2045	\$500,493.02	\$2,544.17	\$7,591.98	\$492,901.04	\$1,407,740.53	\$2,473,221.74
245	06/2045	\$492,901.04	\$2,505.58	\$7,630.57	\$485,270.47	\$1,410,246.11	\$2,483,357.90
246	07/2045	\$485,270.47	\$2,466.79	\$7,669.36	\$477,601.10	\$1,412,712.90	\$2,493,494.05
247	08/2045	\$477,601.10	\$2,427.81	\$7,708.35	\$469,892.76	\$1,415,140.71	\$2,503,630.20
248	09/2045	\$469,892.76	\$2,388.62	\$7,747.53	\$462,145.22	\$1,417,529.33	\$2,513,766.36
249	10/2045	\$462,145.22	\$2,349.24	\$7,786.92	\$454,358.31	\$1,419,878.57	\$2,523,902.51
250	11/2045	\$454,358.31	\$2,309.65	\$7,826.50	\$446,531.81	\$1,422,188.22	\$2,534,038.67
251	12/2045	\$446,531.81	\$2,269.87	\$7,866.28	\$438,665.52	\$1,424,458.09	\$2,544,174.82
252	01/2046	\$438,665.52	\$2,229.88	\$7,906.27	\$430,759.25	\$1,426,687.98	\$2,554,310.98
253	02/2046	\$430,759.25	\$2,189.69	\$7,946.46	\$422,812.79	\$1,428,877.67	\$2,564,447.13
254	03/2046	\$422,812.79	\$2,149.30	\$7,986.86	\$414,825.93	\$1,431,026.97	\$2,574,583.29
255	04/2046	\$414,825.93	\$2,108.70	\$8,027.46	\$406,798.48	\$1,433,135.67	\$2,584,719.44
256	05/2046	\$406,798.48	\$2,067.89	\$8,068.26	\$398,730.21	\$1,435,203.56	\$2,594,855.60
257	06/2046	\$398,730.21	\$2,026.88	\$8,109.28	\$390,620.94	\$1,437,230.44	\$2,604,991.75
258	07/2046	\$390,620.94	\$1,985.66	\$8,150.50	\$382,470.44	\$1,439,216.09	\$2,615,127.91
259	08/2046	\$382,470.44	\$1,944.22	\$8,191.93	\$374,278.51	\$1,441,160.32	\$2,625,264.06
260	09/2046	\$374,278.51	\$1,902.58	\$8,233.57	\$366,044.94	\$1,443,062.90	\$2,635,400.22
261	10/2046	\$366,044.94	\$1,860.73	\$8,275.43	\$357,769.51	\$1,444,923.63	\$2,645,536.37
262	11/2046	\$357,769.51	\$1,818.66	\$8,317.49	\$349,452.02	\$1,446,742.29	\$2,655,672.53
263	12/2046	\$349,452.02	\$1,776.38	\$8,359.77	\$341,092.24	\$1,448,518.67	\$2,665,808.68
264	01/2047	\$341,092.24	\$1,733.89	\$8,402.27	\$332,689.97	\$1,450,252.56	\$2,675,944.83
265	02/2047	\$332,689.97	\$1,691.17	\$8,444.98	\$324,244.99	\$1,451,943.73	\$2,686,080.99
266	03/2047	\$324,244.99	\$1,648.25	\$8,487.91	\$315,757.08	\$1,453,591.98	\$2,696,217.14
267	04/2047	\$315,757.08	\$1,605.10	\$8,531.06	\$307,226.03	\$1,455,197.08	\$2,706,353.30
268	05/2047	\$307,226.03	\$1,561.73	\$8,574.42	\$298,651.61	\$1,456,758.81	\$2,716,489.45
269	06/2047	\$298,651.61	\$1,518.15	\$8,618.01	\$290,033.60	\$1,458,276.95	\$2,726,625.61
270	07/2047	\$290,033.60	\$1,474.34	\$8,661.82	\$281,371.78	\$1,459,751.29	\$2,736,761.76
271	08/2047	\$281,371.78	\$1,430.31	\$8,705.85	\$272,665.93	\$1,461,181.60	\$2,746,897.92
272	09/2047	\$272,665.93	\$1,386.05	\$8,750.10	\$263,915.83	\$1,462,567.65	\$2,757,034.07
273	10/2047	\$263,915.83	\$1,341.57	\$8,794.58	\$255,121.25	\$1,463,909.22	\$2,767,170.23
274	11/2047	\$255,121.25	\$1,296.87	\$8,839.29	\$246,281.96	\$1,465,206.09	\$2,777,306.38
275	12/2047	\$246,281.96	\$1,251.93	\$8,884.22	\$237,397.74	\$1,466,458.02	\$2,787,442.54
276	01/2048	\$237,397.74	\$1,206.77	\$8,929.38	\$228,468.35	\$1,467,664.79	\$2,797,578.69
277	02/2048	\$228,468.35	\$1,161.38	\$8,974.77	\$219,493.58	\$1,468,826.17	\$2,807,714.85
278	03/2048	\$219,493.58	\$1,115.76	\$9,020.40	\$210,473.18	\$1,469,941.93	\$2,817,851.00
279	04/2048	\$210,473.18	\$1,069.91	\$9,066.25	\$201,406.93	\$1,471,011.84	\$2,827,987.15
280	05/2048	\$201,406.93	\$1,023.82	\$9,112.34	\$192,294.60	\$1,472,035.66	\$2,838,123.31
281	06/2048	\$192,294.60	\$977.50	\$9,158.66	\$183,135.94	\$1,473,013.16	\$2,848,259.46
282	07/2048	\$183,135.94	\$930.94	\$9,205.21	\$173,930.73	\$1,473,944.10	\$2,858,395.62
283	08/2048	\$173,930.73	\$884.15	\$9,252.01	\$164,678.72	\$1,474,828.24	\$2,868,531.77
284	09/2048	\$164,678.72	\$837.12	\$9,299.04	\$155,379.68	\$1,475,665.36	\$2,878,667.93
285	10/2048	\$155,379.68	\$789.85	\$9,346.31	\$146,033.38	\$1,476,455.21	\$2,888,804.08

Report courtesy of Dave Snehal, CCIM • Powered by roe.dspropertyexperts.com

Dave Snehal, CCIM, 939 W North Ave #750, Chicago, Illinois, 60642, 773.230.8055, dave.snehal@expcommercial.com



Income Analysis

Property Address: 123 main st

286	11/2048	\$146,033.38	\$742.34	\$9,393.82	\$136,639.56	\$1,477,197.54	\$2,898,940.24
287	12/2048	\$136,639.56	\$694.58	\$9,441.57	\$127,197.99	\$1,477,892.13	\$2,909,076.39
288	01/2049	\$127,197.99	\$646.59	\$9,489.56	\$117,708.42	\$1,478,538.72	\$2,919,212.55
289	02/2049	\$117,708.42	\$598.35	\$9,537.80	\$108,170.62	\$1,479,137.07	\$2,929,348.70
290	03/2049	\$108,170.62	\$549.87	\$9,586.29	\$98,584.33	\$1,479,686.94	\$2,939,484.86
291	04/2049	\$98,584.33	\$501.14	\$9,635.02	\$88,949.31	\$1,480,188.07	\$2,949,621.01
292	05/2049	\$88,949.31	\$452.16	\$9,684.00	\$79,265.32	\$1,480,640.23	\$2,959,757.17
293	06/2049	\$79,265.32	\$402.93	\$9,733.22	\$69,532.09	\$1,481,043.16	\$2,969,893.32
294	07/2049	\$69,532.09	\$353.45	\$9,782.70	\$59,749.40	\$1,481,396.62	\$2,980,029.47
295	08/2049	\$59,749.40	\$303.73	\$9,832.43	\$49,916.97	\$1,481,700.35	\$2,990,165.63
296	09/2049	\$49,916.97	\$253.74	\$9,882.41	\$40,034.56	\$1,481,954.09	\$3,000,301.78
297	10/2049	\$40,034.56	\$203.51	\$9,932.65	\$30,101.91	\$1,482,157.60	\$3,010,437.94
298	11/2049	\$30,101.91	\$153.02	\$9,983.14	\$20,118.77	\$1,482,310.62	\$3,020,574.09
299	12/2049	\$20,118.77	\$102.27	\$10,033.88	\$10,084.89	\$1,482,412.89	\$3,030,710.25
300	01/2050	\$10,084.89	\$51.26	\$10,084.89	\$0.00	\$1,482,464.15	\$3,040,846.40

Report courtesy of Dave Snehal, CCIM • Powered by roe.dspropertyexperts.com

Dave Snehal, CCIM, 939 W North Ave #750, Chicago, Illinois, 60642, 773.230.8055, dave.snehal@expcommercial.com

