

**LIVE OAK APARTMENTS**  
1610-1612 AVENUE O, HUNTSVILLE, TX 77340  
INCOME/EXPENSE PRO FORMA

**INCOME:**

-GROSS RENTAL INCOME	\$156,000
-VACANCY (3%)	\$4,680
-EFFECTIVE GROSS INCOME	\$151,320
-OTHER INCOME	\$2,100
-GROSS INCOME	\$153,420

**EXPENSES:**

-TAXES	\$12,756
-INSURANCE	\$8,160
-MANAGEMENT (8%)	\$12,000
-MAINTENANCE	\$10,740
-UTILITIES:	
ELECTRIC (OFFICE/LAUNDRY)	\$540
GAS (LAUNDRY)	\$660
WATER/SEWER/GARBAGE	\$9,000
SATELLITE TV	\$5,520
-LANDSCAPING	\$720
-TOTAL EXPENSES	\$60,096

**NET OPERATING INCOME** \$93,324