

SANDBROOK APARTMENTS
3008 OLD HOUSTON RD, HUNTSVILLE, TX 77340
INCOME/EXPENSE PRO FORMA

INCOME:

-GROSS RENTAL INCOME	\$126,600
-VACANCY (3%)	\$3,798
-EFFECTIVE GROSS INCOME	\$122,802
-OTHER INCOME	\$2,040
-GROSS INCOME	\$124,842

EXPENSES:

-TAXES	\$11,391
-INSURANCE	\$8,393
-MANAGEMENT (8%)	\$9,987
-MAINTENANCE	\$13,905
-UTILITIES:	
ELECTRIC (OFFICE/LAUNDRY)	\$770
WATER/SEWER/GARBAGE	\$5,699
SATELLITE TV	\$3,832
INTERNET	\$1,057
-LANDSCAPING	\$945
-TOTAL EXPENSES	\$55,979

NET OPERATING INCOME **\$68,863**