

Live Oak Properties LLC

Net Operating Income by Period

Between: 1/1/2024 and 1/31/2025

Reporting Period: Monthly

Property: 665 N College St

	Total	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25
Operating Revenues														
Rent	\$ 267,979.81	\$ 20,045.54	\$ 21,726.85	\$ 20,179.77	\$ 17,294.36	\$ 21,680.68	\$ 16,330.79	\$ 21,545.04	\$ 19,554.20	\$ 19,923.96	\$ 26,607.67	\$ 18,563.92	\$ 21,406.30	\$ 23,120.73
Total Operating Revenues	\$ 267,979.81	\$ 20,045.54	\$ 21,726.85	\$ 20,179.77	\$ 17,294.36	\$ 21,680.68	\$ 16,330.79	\$ 21,545.04	\$ 19,554.20	\$ 19,923.96	\$ 26,607.67	\$ 18,563.92	\$ 21,406.30	\$ 23,120.73
Operating Expenses														
Appliances	\$ (4,120.17)	\$ -	\$ -	\$ (1,100.00)	\$ -	\$ -	\$ (1,125.00)	\$ -	\$ -	\$ -	\$ -	\$ (1,210.17)	\$ (685.00)	\$ -
Cleaning and Maintenance	\$ (1,594.40)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,594.40)	\$ -
HVAC	\$ (668.75)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (668.75)	\$ -	\$ -	\$ -	\$ -	\$ -
Legal and Professional Fees	\$ (5.08)	\$ -	\$ -	\$ -	\$ (5.08)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance	\$ (2,597.38)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (273.72)	\$ (2,323.66)	\$ -	\$ -	\$ -	\$ -
Making Ready to Rent	\$ (1,578.89)	\$ -	\$ -	\$ (1,578.89)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ (7,922.68)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,895.80)	\$ (3,227.08)	\$ (2,799.80)	\$ -	\$ -	\$ -
Mowing	\$ (937.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (312.50)	\$ -	\$ -	\$ (625.00)	\$ -	\$ -	\$ -	\$ -
Parking Lot Lights	\$ (119.44)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (59.60)	\$ (59.84)	\$ -	\$ -	\$ -	\$ -
Remodeling	\$ (14,899.12)	\$ -	\$ -	\$ (5,426.95)	\$ (1,121.03)	\$ (22.04)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8,329.10)	\$ -	\$ -
Repairs	\$ (3,784.80)	\$ (1,998.52)	\$ -	\$ -	\$ (671.10)	\$ (87.51)	\$ (1,027.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer & Water	\$ (201.71)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (201.71)	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ (1,092.16)	\$ -	\$ (1,092.16)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxes	\$ (6,303.00)	\$ -	\$ (6,303.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ (47,117.03)	\$ (3,615.50)	\$ (4,716.79)	\$ (4,234.97)	\$ (3,134.22)	\$ (3,867.81)	\$ (3,427.90)	\$ (4,109.53)	\$ (4,731.33)	\$ (3,757.33)	\$ (4,021.85)	\$ (3,631.33)	\$ (3,752.71)	\$ (115.76)
Total Operating Expenses	\$ (92,942.11)	\$ (5,614.02)	\$ (12,111.95)	\$ (12,340.81)	\$ (4,931.43)	\$ (3,977.36)	\$ (5,893.07)	\$ (4,109.53)	\$ (7,830.91)	\$ (9,992.91)	\$ (6,821.65)	\$ (13,170.60)	\$ (6,032.11)	\$ (115.76)
Net Operating Income	\$ 175,037.70	\$ 14,431.52	\$ 9,614.90	\$ 7,838.96	\$ 12,362.93	\$ 17,703.32	\$ 10,437.72	\$ 17,435.51	\$ 11,723.29	\$ 9,931.05	\$ 19,786.02	\$ 5,393.32	\$ 15,374.19	\$ 23,004.97

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