



1026 West 13th Avenue
Vancouver, BC

**JUNETTE APARTMENTS
RENT ROLL
December, 2005**

Suite #	Type	Rent	Move-In	Parking
1	2	\$ 1,350	1-Dec-05	
2	2	\$ 1,020	1-Jul-04	
3	1	\$ 700	15-Jul-05	
4	1	\$ 1,050	1-Dec-05	
5	1	\$ 1,050	1-Dec-05	
6	1	\$ 1,000	15-Oct-05	\$ 50
7	1	\$ 700	1-Mar-00	
8	1	\$ 740	1-Jan-05	
9	1	\$ 1,050	1-Nov-05	
10	1	\$ 1,050	1-Dec-05	
		\$ 9,710 x 12		
		\$ 116,520 per yr		

Note: There was previously no parking revenue charged to tenants. A fee of \$50 per month should be easily achievable as evidence by the recent rental of Unit #6.





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PROFORMA

OPERATING PROFORMA	Dec 1/05	Projected (2006-2007)
Rents		
Rents \$9,710 x 12	116,520	134,400 (\$11,200 x 12)
Parking 50 x 12	600	3,000
Laundry	2,160	2,160
Total Rental Income	<u>119,280</u>	<u>139,560</u>
Operating Expenses		
Management Fees	4,840	4,800 (\$40 /suite per mo)
Property Taxes (2005)	7,895	8,200 (estimate)
Repairs and Maintenance	6,500	6,500 (\$650/unit)
Insurance	4,866	4,900 (estimate)
Fire System	900	900
Utilities	3,700	3,700
Advertising	500	500 (estimate)
Grounds Maintenance	660	660
Water/Sewer	1,500	1,500
Garbage Collection	1,436	1,436
Miscellaneous	<u>600</u>	<u>600</u>
Total Operating Expenses	33,397	34,896
Net Operating Income	<u>\$ 85,883</u>	<u>\$ 101,064</u> *(projected)

Notes:

Re: Current Income

Parking included in rent

Approx 40% upside on rents for suites #3,7 & 8

Tenants pay own electric heat

Re: Projected Income

Assumes:

1 Bdr @ \$1,050

2 Bdr @ \$1,350

Parking @ \$50/stall

* These assumptions are based on recent rentals
in the area and in the subject property.

