

Goodman

R E P O R T

Greenwood Manor
254 West 3rd Street, North Vancouver, BC
Rent Roll at June 2007

Suite #	Unit Type	Feature	Rent	Parking	Total	Moved in
101	2 Bedroom		936.00	10.00	946.00	1-Oct-05
102	2 Bedroom	Patio	968.00	10.00	978.00	1-Jun-06
103	1 Bedroom		744.00	10.00	754.00	1-Aug-00
104	1 Bedroom	Patio	766.00	6.00	772.00	1-May-98
105	1 Bedroom		756.00	6.00	762.00	1-Feb-98
106	1 Bedroom	Patio	755.00	-	755.00	1-Jan-93
107	1 Bedroom		785.00	-	785.00	1-Jan-06
108	1 Bedroom	Patio	785.00	10.00	795.00	1-Oct-06
109	2 Bedroom		935.00	10.00	945.00	15-Oct-05
* 110	2 Bedroom	Patio	970.00	-	970.00	1-Apr-04
201	2 Bedroom		908.00	-	908.00	1-Dec-91
202	2 Bedroom		960.00		960.00	15-Nov-05
203	1 Bedroom		800.00	10.00	810.00	1-Dec-06
204	1 Bedroom		760.00	10.00	770.00	1-Aug-06
205	1 Bedroom		782.00	10.00	792.00	1-Dec-05
206	1 Bedroom		768.00	-	768.00	1-Sep-05
207	1 Bedroom		770.00	-	770.00	1-Jan-04
208	1 Bedroom		780.00	10.00	790.00	1-Nov-05
209	2 Bedroom		975.00	10.00	985.00	1-May-07
210	2 Bedroom		960.00	20.00	980.00	1-May-07
301	2 Bedroom		932.00	10.00	942.00	1-Aug-97
302	2 Bedroom		949.00	20.00	969.00	1-Jul-06
303	1 Bedroom		733.00	12.00	745.00	1-Dec-91
304	1 Bedroom		785.00	10.00	795.00	1-Sep-06
305	1 Bedroom		749.00	-	749.00	1-Aug-91
306	1 Bedroom		755.00	-	755.00	1-Aug-00
307	1 Bedroom		765.00	6.00	771.00	1-Apr-94
308	1 Bedroom		787.00	-	787.00	1-Mar-06
309	2 Bedroom		936.00	6.00	942.00	1-Aug-99
310	2 Bedroom		960.00	10.00	970.00	1-Apr-04
			25,214.00	206.00	25,420.00	

* Caretaker's suite (market rent \$970)
 Presently they are receiving a rent abatement of \$203 per month (paying \$767 per month)



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254 West 3rd Street, North Vancouver, BC
Statement of Operations

Income

Rents (annualized as of June 2007) \$25,214 x 12	\$ 302,568
Parking	2,472
Laundry	6,770
	<u>311,810</u>
Less Vacancy at 0.5%	<u>1,559</u>

Effective Gross Income

\$ 310,251

Expenses

Property Taxes	\$ 16,573
Sewer & Water	8,829
Permits & Licence	480
Insurance	6,591
Hydro	3,523
Terasen Gas	24,202
Total Wages & Benefit	22,443
Maintenance	18,032
Elevator Maintenance	1,672
Manager's Phone	360
Interest on Deposits	6
Advertising	510
Scavenging	2,687
	<u>105,908</u>

Total Expenses

\$ 105,908

Net Operating Income

\$ 204,343

2006 capital expenditures not expensed:

1.) Exterior Painting	\$ 17,419
2.) Carpet Replacement	2,061
3.) Laundry Washer	1,396
	<u>\$ 20,876</u>

* Note: The expenses do not include property management (carried out by owner).

