

Goodman

R E P O R T

Brentview Manor
1280 Madison Avenue, Burnaby, BC
Statement of Operations

Income

Rents	(annualized as of November 2007)	\$16,420 x 12 =	\$ 197,040
Parking	(included in rent)		\$ -
Laundry	(2006)		\$ 1,390
			<u>\$ 198,430</u>
	Less Vacancy at 0.5%		<u>\$ 992</u>

Effective Gross Income

\$ 197,438

Expenses

Property Taxes (2007)	\$ 10,675
* Gas (2006)	\$ 26,472
Permits & Licence (2007)	\$ 1,072
Insurance (2007)	\$ 7,773
Hydro (2006)	\$ 2,848
Water/Sewer (2007)	\$ 7,760
Total Wages & Benefit (2006)	\$ 12,571
** Maintenance (\$650 x 22)	\$ 14,300
Pest Control (2006)	\$ 622
Scavenging (approx.)	\$ 1,650
Landscaping (2006)	<u>\$ 1,532</u>

Total Expenses

\$ 87,274

Net Operating Income (projected)

\$ 110,164

Notes:

- * Gas expense high due to the indoor swimming pool.
- ** The maintenance figure is a normalized amount for 2007.



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Rent Roll for November 2007**

Suite #	Unit Type	Approximate sq.ft.	Monthly Rent
101	2 Bedroom	1,095	950.00
* 102	1 Bedroom	621	720.00
103	1 Bedroom	621	670.00
104	1 Bedroom	621	685.00
105	1 Bedroom	621	680.00
106	2 Bedroom	1,095	850.00
201	2 Bedroom	1,095	700.00
202	1 Bedroom	621	680.00
203	1 Bedroom	621	680.00
204	1 Bedroom	621	670.00
205	1 Bedroom	621	670.00
206	1 Bedroom	621	660.00
207	1 Bedroom	621	710.00
208	2 Bedroom	1,095	885.00
301	2 Bedroom	1,095	1,200.00
302	1 Bedroom	621	615.00
303	1 Bedroom	621	625.00
304	1 Bedroom	621	600.00
305	1 Bedroom	621	680.00
306	1 Bedroom	621	720.00
307	1 Bedroom	621	720.00
308	2 Bedroom	1,095	1,050.00
		16,506	\$ 16,420.00

* A relative of the owner currently occupies the suite for \$100 per month. Will vacate once the building is sold.

