

INCOME STATEMENT 2003
840 East 6th Avenue, Vancouver, BC

INCOME

Rent	\$ 70,369.00
Laundry	600.00
	<u>\$ 70,969.00</u>

EXPENSES

Property Taxes	\$ 5,423.45
Utilities	6,875.93
Ads	282.00
Insurance	1,764.00
Water/Garbage	1,205.33
Property Management (1/2 year)	2,400.00
Miscellaneous Building Expenses	1,290.26
	<u>\$ 19,240.97</u>

NET OPERATING INCOME

\$ 51,728.03

- 1 Balcony upgrade capitalized
- 2 Garbage pick up by way of 7 cans weekly by city
- 3 Building managed by owner (no caretaking cost)

RENT ROLL
840 East 6th Avenue, Vancouver, BC
As of January, 2004

Suite	Suite Type	Rent	Parking Included	
101	Bach	475		
102	1 Br	625	✓	
103	Studio	485	✓	
201	1 Br	597		
202	1 Br	625	✓	
203	1 Br	550	✓	
204	Bach	475		
301	1 Br	725		
302	1 Br	625	✓	(2 stalls)
303	1 Br	575	✓	
304	Bach	475		

6,232 x 12 = \$74,784 per annum

1. No charge for parking

2. Potential rent levels

4 suites x 550 =	2,200
6 suites x 650 =	3,900
1 suite x 750 =	750
	6,850 x 12 - \$83,000 per annum

