

# Goodman

R E P O R T

**1285-1289 East 27th Street, North Vancouver, BC**  
**Rent Roll**  
**(as of November 2008)**

Suite	Suite Type	Tenancy Start	Last Increase	Rent
1285	3 Bedroom	Jun-04	Jul-08	\$ 1,530.00
1287	3 Bedroom	Jan-08	--	\$ 1,700.00
1289	3 Bedroom	Sep-05	--	\$ 1,525.00
<b>Total</b>				<b>\$ 4,755.00</b>
				x 12
<b>Gross Annual Income</b>				<b>\$ 57,060.00</b>

Tenants pay for own utilities: gas/electricity/cable.

### Income & Expense Statement

**Income**

Rent	\$4,755 x 12 months (annualized)	\$ 57,060.00
Parking	included	\$ -
Laundry	included	\$ -

**Effective Gross Income**

**\$ 57,060.00**

**Expenses**

Taxes	\$ 5,561.12	(1)
Insurance	\$ 1,178.00	
License	\$ 57.00	
Caretaker (normalized)	\$ 1,800.00	(2)
Repairs & Maintenance (normalized)	\$ 2,100.00	(3)

**Total Expenses**

**\$ 10,696.12**

**Net Operating Income**

**\$ 46,363.88**

**Notes**

- (1) Taxes include water and garbage.
- (2) Owner manages the property.
- (3) Owner carries out own repairs and maintenance.





**Subject** →  
**1285 East 27th Street**  
**North Vancouver**



E 27TH ST

MOUNTAIN HWY

0 6m