

# Goodman report:

**Simran Villa**  
**12730 66th Avenue, Surrey**  
**Income and Expenses**  
**Projected for year ending April 30th, 2014**

Income		
Rents	(\$63,430 x 12 mo)	\$ 761,160
Tenant charge back		6,211
Miscellaneous		1,635
		\$ 769,006
Less vacancies 2.3%		\$ 17,687
<b>Effective Gross Income</b>		<b>\$ 751,319</b>
Expenses		
Audit		334
Bank Charges		271
License / Permits		2,496
Insurance		43,200
* Management		35,134
Office		667
Electricity		3,714
Fire protection		2,409
Pest control		1,614
Garbage		12,962
Landscaping / Snow		15,355
Repairs and Maintenance		67,600 (\$1,300/unit)
Water / Sewer		6,081
Leasing expenses		10,509
Taxes		54,804
<b>Total Expenses</b>		<b>\$ 257,150 (\$4,852/unit)</b>
<b>Net Operating Income (projected)</b>		<b>\$ 494,169</b>

Notes:

\* No live in caretaker.