

RENT ROLL

AUGUST 2016

Suite #	Type	Rent (\$)	Parking (\$)	Total rent (\$)	Size (SF)	**Potential Rent
101	1 Bedroom	565	15	580	603	646
102	1 Bedroom	580	15	595	603	646
103	1 Bedroom	580		580	603	646
104	2 Bedroom	689		689	869	800
105	2 Bedroom	689	15	704	869	800
106	1 Bedroom	565	15	580	603	646
107*	1 Bedroom	646		646	603	646
108*	Bachelor	539		539	527	539
109	1 Bedroom	553		553	603	646
110	1 Bedroom	565		565	603	646
111	1 Bedroom	565		565	603	646
112	2 Bedroom	689	15	704	869	800
113	2 Bedroom	550		550	824	800
114	1 Bedroom	538	15	553	603	646
115	1 Bedroom	540	15	555	603	646
116	1 Bedroom	565	15	580	603	646
201	1 Bedroom	538		538	603	646
202*	1 Bedroom	646		646	603	646
203	1 Bedroom	580		580	603	646
204	2 Bedroom	719		719	869	800
205	2 Bedroom	719	15	734	869	800
206	1 Bedroom	545	15	560	603	646
207	1 Bedroom	580		580	603	646
208	Bachelor	526		526	527	539
209	1 Bedroom	558		558	603	646
210	1 Bedroom	565		565	603	646
211	1 Bedroom	565	15	580	603	646

RENT ROLL

AUGUST 2016

Suite #	Type	Rent (\$)	Parking (\$)	Total rent (\$)	Size (SF)	**Potential Rent
212	2 Bedroom	685		685	869	800
213	2 Bedroom	660	15	675	869	800
214	1 Bedroom	565	15	580	603	646
215	1 Bedroom	558	15	573	603	646
216*	1 Bedroom	646		646	603	646
301	1 Bedroom	565		565	603	646
302	1 Bedroom	580		580	603	646
303	1 Bedroom	550		550	603	646
304	2 Bedroom	724		724	869	800
305	2 Bedroom	550		550	869	800
306	1 Bedroom	538		538	603	646
307	1 Bedroom	549		549	603	646
308	Bachelor	527		527	527	539
309	1 Bedroom	565	15	580	603	646
310	1 Bedroom	580		580	603	646
311*	1 Bedroom	646		646	603	646
312	2 Bedroom	689		689	869	800
313	2 Bedroom	670	15	685	869	800
314	1 Bedroom	558		558	603	646
315	1 Bedroom	545	5	550	603	646
316	1 Bedroom	580		580	603	646
Total	48 suites	28,489	245	28,734	31,863	32,535

* Suites are currently vacant and have been normalized at market (CMHC Fall 2015 Rental Report).

** Rents based on CMHC Fall 2015 Rental Report

INCOME AND EXPENSES

2016

Income (annualized as of August 2016)				* Potential	
1	Rent	\$28,489 / month	\$ 341,868	\$	390,420
2	Parking	\$245 / month	2,940		2,940
3	Laundry		2,849		2,849
4	Gross income		347,657		396,209
5	Less vacancy at 3%		(10,430)		(11,886)
6	Effective gross income		337,227		384,323
Expenses (2015)					
7	Management fee		10,117		11,530
8	Insurance		10,782		10,782
9	License		732		732
10	Taxes (2016)		26,575		26,575
11	Repairs & maintenance		33,600		33,600
12	Utilities		41,295		41,295
13	Garbage		10,526		10,526
14	Telephone		2,212		2,212
15	Pest control		700		700
16	Elevator		6,454		6,454
17	Caretaker		25,920		25,920
18	Advertising		2,304		2,304
19	Intercom		891		891
20	Laundry		3,097		3,097
21	Fire Protection		748		748
22	Total expenses		(175,953)		(177,366)
23	Net operating income		161,274		206,957

* Potential income based on rents normalized at market based on CMHC Fall 2015 Rental Report

(7) Management fee added at 3% of effective gross income

(11) Repairs & maintenance normalized to \$750/unit/year

(17) Caretaker expense normalized at \$45/unit/month