

Goodman report:

1995 West 19th Avenue, Vancouver October 2011 Rent Roll

Suite #	Rent (\$)	Size (sq. ft.)	Suite Mix	Tenancy Started
1	2,295	1,300	2 Bedroom + 2 Bath	July 10
1A	1,595	765	1 Bedroom + Den	Oct 09
2	1,395	685	1 Bedroom	Jun 07
3	1,295	510	1 Bedroom	Jan 05
4	1,495	575	1 Bedroom + Den	July 10
5	1,595	670	1 Bedroom + Den	Sept 11
6	1,295	505	1 Bedroom	Feb 05
7	1,295	525	Studio	Jan 08
8	2,195	1,100	2 Bedroom + 2 Bath	Feb 08
9	1,495	625	1 Bedroom Coach House	Feb 08
Total	\$15,950	7,260		

Note As of January 2012, the monthly rent will increase to \$16,636.

Income & Expense Statement

Income			
Rents	\$	16,636	*1
Parking		Included	
Laundry		120	
Total Gross		16,756	x 12 = 201,072
Less Vacancy at 1.0% as per CMHC			2,011
Effective Gross Income	\$	199,061	
Expenses *2			
Tax (2011)		12,772	
License		464	
Utilities		1,815	
Insurance		4,595	
Hydro		1,077	
Maintenance		6,500	*3
Landscaping		3,000	
Caretaking		6,000	*4
Cablevision		4,166	
Total Expenses	\$	40,389	
Net Operating Income	\$	158,672	

Notes *1 Rents as of January 1st, 2012 (includes 4.3% rent increase).

*2 Expenses for year ending Oct 2010, except taxes which are 2011.

*3 & 4 Maintenance and caretaking are normalized estimates.