

**8620 Heather Street
Crown Court Apartments
Income & Expenses 2004**

<i>Revenue</i>		
Rent	\$	262,680
Parking		360
Laundry		3,600
Miscellaneous		<u>2,155</u>
<i>Total Revenue</i>		\$ 268,795
 <i>Expenses</i>		
Cleaning/Janitorial	\$	3,108
Repairs/Maintenance		26,061
Utilities		31,316
Security		1,015
Caretaker		12,624
Management		13,985
Taxes		16,326
Insurance		7,170
Advertising		760
Miscellaneous		2,017
License/Office Supplies		<u>2,671</u>
<i>Total Expenses</i>		<u>\$ 117,053</u>
 NOI		 <u>\$ 151,742</u>

Note: We have put the Caretaker's 2 bedroom suite in at \$900, which is market. We have also allowed \$12,624 for the Caretaker expense, which is a normalized figure.

Miscellaneous Revenue includes \$1,404 recovery

**8620 Heather Street
Crown Court Apartments
February 2005 Rent Roll**

Suite #	Type	Rent	Parking	Total	Move In Date	Last Increase	Lease Exp. Date
101	1 Bdrm	\$ 605.00	\$ 10.00	\$ 615.00	Mar. 1/97	Jan. 1/02	Aug. 31/97
102	2 Bdrm	780.00		780.00	Oct. 1/03	-	Mar. 31/04
103	1 Bdrm	650.00		650.00	Aug. 1/04	-	Jan. 31/05
104	1 Bdrm+Den	670.00		670.00	Aug. 1/04		Jan. 31/05
105	1 Bdrm	650.00		650.00	June 1/03		Nov. 30/03
106	1 Bdrm	620.00		620.00	Sept. 1/04		Feb. 28/05
107	1 Bdrm	630.00		630.00	Jan. 1/02		Jun. 30/02
108	2 Bdrm	780.00		780.00	Sept. 1/03		Feb. 29/04
109	1 Bdrm	590.00		590.00	Sept. 1/04		Apr. 30/04
110	Studio	530.00		530.00	Feb. 1/03		Jul. 31/03
201	1 Bdrm	650.00		650.00	Oct. 1/03		Mar. 31/04
202	2 Bdrm	750.00		750.00	Oct. 1/04		Apr. 30/04
203	1 Bdrm	630.00		630.00	Mar. 1/03		Aug. 31/03
204	1 Bdrm	580.00		580.00	Feb. 1/01		Jul. 31/01
205	Studio	550.00		550.00	Mar. 1/01		Aug. 31/01
206	1 Bdrm	660.00		660.00	Oct. 1/02		Feb. 28/03
207	1 Bdrm	620.00		620.00	Aug. 1/04		Feb. 28/05
208	1 Bdrm	650.00		650.00	Feb. 1/05		Dec. 31/00
209	2 Bdrm (Caretaker)	200.00		200.00	Nov. 15/01		
210	Studio	550.00		550.00	July 1/04		Dec. 31/04
211	1 Bdrm	600.00		600.00	Sept. 1/00	Jan. 1/02	Feb. 28/01
212	1 Bdrm	610.00		610.00	Mar. 15/03		Sep. 30/03
301	1 Bdrm	620.00	10.00	630.00	Nov. 1/76	Jan. 1/01	Apr. 30/77
302	2 Bdrm	730.00	10.00	740.00	July 1/87	Jan. 1/02	Dec. 31/87
303	1 Bdrm	630.00		630.00	Sept. 1/04		Feb. 28/05
304	1 Bdrm	635.00		635.00	Mar. 1/96	Jan. 1/02	Aug. 31/96
305	Studio	520.00		520.00	Mar. 1/04		Aug. 31/04
306	1 Bdrm	650.00		650.00	Mar. 1/04		Aug. 31/04
307	1 Bdrm	620.00		620.00	Oct. 1/03		Mar. 31/04
308	1 Bdrm	670.00		670.00	Aug. 1/03		Jan. 31/04
309	2 Bdrm	850.00		850.00	Mar. 1/02		Aug. 31/02
310	Studio	590.00		590.00	May 1/02		Oct. 31/02
311	1 Bdrm	650.00		650.00	Sept. 1/97		Aug. 31/98
312	1 Bdrm	640.00		640.00	Sept. 1/04		
*401	P/House	950.00		950.00	June 1/03		Nov. 30/03
		<u>\$ 22,310.00</u>	<u>\$ 30.00</u>	<u>\$ 22,340.00</u>			

\$ 22,340.00
x \$ 12.00 Months
\$ 268,080.00 per annum annualized

Note: Suite #209 (Caretaker's) being charged at \$200/month. Market is \$900/month.

Vendor: _____

Purchaser: _____