



**PARK LANE
RENT ROLL
20620 114th Avenue, Maple Ridge
November 1, 2005**

Unit #	Rent	Move-In Date	Last Rent Increase	Security Deposit
20619 *	970.00	February 26, 2004	June 1, 2005	485.00
20617	995.00	October 1, 2005		500.00
20611	950.00	April 1, 2003	June 1, 2004	462.00
20605 *	840.00	December 1, 1995		
11352	995.00	September 1, 2005		500.00
11358	975.00	April 1, 2005		487.50
11364	835.00	August 24, 2002		412.00
11370	980.00	May 3, 2005		500.00
11376	840.00	May 1, 1998	June 1, 2005	362.50
11382	845.00	May 15, 2002	May 1, 2005	412.50
11388	985.00	July 1, 2005		492.50
11394	975.00	August 1, 2004		487.50
20606	970.00	February 1, 2003		485.00
20612	995.00	November 1, 2005		497.50
20618	840.00	August 14, 2001	June 1, 2005	366.13
20620	980.00	October 1, 2005		487.00
	\$ 14,970 Monthly			
	\$ 179,640 Yearly			

Notes re: Income

- 1) Suite 20605 leaving end of November. This suite will be refurbished and likely rented at \$1,050 per month
- 2) Suite 20619 - this tenant also acting as on-site person; keys and emergency contact - receives \$200 a month



PARK LANE
INCOME & EXPENSE STATEMENT
Annualized as of November 1, 2005

GROSS INCOME

Rental Income

\$14,970 x 12 mo.	\$	179,640
Less vacancy allowance 1.5%		<u>(2,695)</u>
		176,946

Expenses

Hydro	233	
Taxes (2005)	10,804	
Insurance	3,167	
Advertising	500	
Repairs & Maint (\$700 x 16 x 12)	13,440	
Garbage	1,382	
Utilities, water, sewer	2,100	
Landscaping, parking lot	1,200	
On-site assistant (\$200 x 12)	2,400	<u>35,226</u>

NET OPERATING INCOME

\$ 141,720

Note: Re Expenses

- 1) The on-site assistant is available for keys and emergency contact. Normal caretaker cost is approximately \$7,680 per annum.
- 2) Tenants pay heat and cable vision.

