

# RENT ROLL

## January 2017

Suite #	Type	Rent (\$)	Parking (\$)	Total rent (\$)	Size (SF)	\$ / SF	Move-in date	Last increase
1	3 bedroom (end unit, no basement)	1,325		1,325	1,168	1.13	01/15/2014	
2	3 bedroom (mid unit, no basement)	1,360		1,360	1,168	1.16	09/01/2014	09/01/2016
3	3 bedroom (mid unit, no basement)	1,350		1,350	1,168	1.16	08/01/2016	
4	3 bedroom (mid unit, no basement)	1,350		1,350	1,168	1.16	05/01/2016	
5	3 bedroom (mid unit, no basement)	1,325		1,325	1,168	1.13	10/01/2014	
6	3 bedroom (end unit, no basement)	1,360	20	1,380	1,168	1.16	09/01/2012	09/01/2016
7	3 bedroom (end unit, no basement)	1,375		1,375	1,168	1.18	10/01/2014	
8	3 bedroom (mid unit, no basement)	1,345	20	1,365	1,168	1.15	11/01/2014	11/01/2016
9	3 bedroom (mid unit, no basement)	1,337		1,337	1,168	1.14	04/01/2014	08/01/2016
10	3 bedroom (mid unit, no basement)	1,350	20	1,370	1,168	1.16	01/01/2013	
11	3 bedroom (end unit, no basement)	1,325		1,325	1,168	1.13	05/01/2014	
12	3 bedroom (end unit, no basement)	1,325		1,325	1,168	1.13	08/01/2010	
13	3 bedroom (mid unit, no basement)	1,325		1,325	1,168	1.13	12/01/2014	
14	3 bedroom (mid unit, no basement)	1,178		1,178	1,168	1.01	02/01/2010	
15	3 bedroom (mid unit, no basement)	1,325		1,325	1,168	1.13	06/01/2013	
16	3 bedroom (mid unit, no basement)	1,325		1,325	1,168	1.13	02/01/2016	
17	3 bedroom (end unit, no basement)	1,325		1,325	1,168	1.13	06/01/2015	
18	3 bedroom (end unit, with basement)	1,342		1,342	1,729	0.78	06/01/2005	08/01/2016
19	3 bedroom (mid unit, with basement)	1,425		1,425	1,729	0.82	07/01/2011	
20	3 bedroom (mid unit, with basement)	1,425		1,425	1,729	0.82	09/01/2014	
21	3 bedroom (mid unit, with basement)	1,425		1,425	1,729	0.82	10/01/2013	
22	3 bedroom (end unit, with basement)	1,425		1,425	1,729	0.82	05/01/2013	
23	3 bedroom (end unit, with basement)	1,400		1,400	1,729	0.81	06/01/2012	
24	3 bedroom (mid unit, with basement)	1,425		1,425	1,729	0.82	03/01/2015	
25	3 bedroom (mid unit, with basement)	1,189		1,189	1,729	0.69	03/01/2003	
26	3 bedroom (end unit, with basement)	1,425		1,425	1,729	0.82	07/01/2013	
27	3 bedroom (end unit, with basement)	1,425		1,425	1,729	0.82	09/01/2011	
28	3 bedroom (mid unit, with basement)	1,218	10	1,228	1,729	0.70	05/01/2001	08/01/2016
29	3 bedroom (mid unit, with basement)	1,400		1,400	1,729	0.81	05/01/2007	
30	3 bedroom (mid unit, with basement)	1,425		1,425	1,729	0.82	04/01/2014	
31	3 bedroom (mid unit, with basement)	1,450		1,450	1,729	0.84	10/01/2016	
32	3 bedroom (end unit, with basement)	1,149		1,149	1,729	0.66	07/01/1983	08/01/2016
33	3 bedroom (end unit, no basement)	1,360		1,360	1,168	1.16	09/01/2014	09/01/2016
34	3 bedroom (mid unit, no basement)	1,360		1,360	1,168	1.16	11/01/2016	
35	3 bedroom (mid unit, no basement)	1,325		1,325	1,168	1.13	03/01/2015	
36	3 bedroom (mid unit, no basement)	1,300		1,300	1,168	1.11	02/01/2008	
37	3 bedroom (mid unit, no basement)	1,095		1,095	1,168	0.94	07/01/2001	08/01/2016
38	3 bedroom (end unit, no basement)	1,360		1,360	1,168	1.16	11/01/2010	11/01/2016
39	3 bedroom (end unit, no basement)	1,350		1,350	1,168	1.16	09/01/2014	09/01/2016
40	3 bedroom (mid unit, no basement)	1,350		1,350	1,168	1.16	09/01/2013	09/01/2016
41	3 bedroom (mid unit, no basement)	1,316		1,316	1,168	1.13	12/01/2006	
42	3 bedroom (mid unit, no basement)	1,350		1,350	1,168	1.16	03/01/2016	
43	3 bedroom (mid unit, no basement)	1,337		1,337	1,168	1.14	05/15/2014	10/01/2016
44	3 bedroom (end unit, no basement)	1,350	20	1,370	1,168	1.16	03/01/2016	
<b>Total</b>	<b>44 suites</b>	<b>\$59,006</b>	<b>\$90</b>	<b>\$59,096</b>	<b>59,807</b>	<b>\$0.99</b>		

\* Sizes are estimated - to be confirmed

## INCOME AND EXPENSES

Income (annualized as of January 2017)			
1	Rent	\$59,006 x 12 months	\$ 708,072
2	Laundry	\$0 (in suite laundry)	-
3	Parking (additional stalls)	\$90 x 12 months	1,080
4	Gross income		709,152
5	Less vacancy at 1.5%		(10,637)
6	<b>Effective gross income</b>		<b>\$ 698,515</b>
Expenses (2016)			
7	Property management	3.5% of EGI	24,448
8	Insurance		18,982
9	Property taxes		54,518
10	Repairs & maintenance		30,800
11	Water & sewer		10,500
12	Garbage		13,000
13	Electricity		1,665
14	Miscellaneous		2,000
15	License & dues		440
16	Landscaping		5,550
17	Caretaker		26,400
18	Total expenses		(188,303)
19	<b>Net operating income</b>		<b>\$ 510,212</b>

(7) Property management normalized to 3.5% of EGI.

(10) Repairs & maintenance normalized to \$700/unit/year

(17) A normalized caretaker expense has been increased by \$7,800/year (\$50/unit/month) to \$26,400.