

RENT ROLL
WHITE STONE MANOR APARTMENTS
NOVEMBER, 2005

Unit Number	Unit Type	Rent	Move-In Date
101	1 BR	\$ 650.00	08/01/05
102	3 BR	\$ 875.00	08/01/05
103	1 BR	\$ 650.00	08/01/05
104	2 BR	\$ 775.00	08/01/05
201	1 BR	\$ 655.00	08/01/05
202	1 BR	\$ 670.00	09/01/05
203	2 BR	\$ 755.00	12/01/05
204	1 BR	\$ 675.00	10/15/05
205	1 BR	\$ 675.00	08/01/05
206	2 BR	\$ 770.00	06/01/05
207	1 BR	\$ 675.00	01/01/05
208	1 BR	\$ 650.00	07/01/01
301	1 BR	\$ 655.00	05/01/00
302	1 BR	\$ 655.00	06/01/03
303	2 BR	\$ 770.00	07/01/04
304	1 BR	\$ 660.00	07/01/04
305	1 BR	\$ 655.00	05/01/03
306	2 BR	\$ 730.00	12/01/00
307	1 BR	\$ 655.00	08/01/02
308	1 BR	\$ 675.00	08/01/04
	TOTAL	\$ 13,930.00	
		x 12 = \$167,160 per annum	

2005
Income and Expenses
White Stone Manor Apartments

Income (annualized as of November 2005)

Rents	\$ 13,930	x	12 mo	\$ 167,160
Laundry	\$ 300	x	12 mo	\$ 3,600
Parking	N/A	x	12 mo	\$ -
Gross Income				<u>\$ 170,760</u>

Expenses

License	\$ 765	
Taxes	\$ 16,715	
Elevator	\$ 1,284	
Insurance	\$ 4,776	
Hydro	\$ 18,168	
Garbage	\$ 463	
Repairs & Maintenance	\$ 6,500	
Caretaker	\$ 9,654	
Miscellaneous	\$ 1,800	
Water	\$ 520	
Total Expenses	<u>\$ 60,645</u>	<u>\$ 60,645</u>
NOI		\$ 110,115 (projected)

Expenses are an estimate (based on 10 months of Actuals)

2004 (Actuals)
Income and Expenses
White Stone Manor Apartments

Income

Rents	\$ 146,950	
* Parking	Included	
Laundry	\$ 3,600	
Gross Income	<u>\$ 150,550</u>	<u>\$ 150,550</u>

Expenses

Caretaker	\$ 11,514	
Taxes	\$ 17,564	
Utilities	\$ 18,609	
License	\$ 765	
Miscellaneous	\$ 1,561	
Insurance	\$ 4,774	
** Repairs & Maintenance	\$ 13,331	
Total Expenses	<u>\$ 68,118</u>	<u>\$ 68,118</u>
NOI		<u>\$ 82,432</u>

* Parking Included

** Includes garbage, elevator & water
