



Key West Apartments
1002 Sixth Avenue, New Westminster
Statement of Operations

Income (annualized as of April 1, 2006)

Rents	13,019 x 12	\$ 156,228
Laundry	67 x 12	\$ 804
Parking		\$ 580
		<hr/>
		\$ 157,612
Less 1.5% Vacancy Rate		<hr/>
		\$ 2,364

Effective Gross

\$ 155,248

2005 Expenses

Gas	\$ 14,162
Repairs and Maintenance	\$ 11,751
Property Tax	\$ 11,204
Caretaker	\$ 9,224
Property Management	\$ 8,122
Water & Sewer	\$ 5,931
Insurance	\$ 5,314
Electricity	\$ 1,275
Garbage	\$ 1,102
Supplies	\$ 1,045
Licence	\$ 986
Misc	\$ 546
Fire Prevention	\$ 539

Total Operating Expenses

\$ 71,201

Net Operating Income

\$ 84,047



Key West Apartments
1002 Sixth Avenue, New Westminster, BC
April 2006 Rent Roll

Suite #	Suite Type	Rent	Move In Date
101	1 Bedroom	575.00	01-Aug-95
102	2 Bedroom	809.00	01-Mar-03
104	1 Bedroom	600.00	06-Aug-05
106	1 Bedroom	534.00	01-May-89
201	1 Bedroom	605.00	07-Dec-02
202	1 Bedroom	595.00	01-May-99
203	1 Bedroom	610.00	01-Jul-05
204	1 Bedroom	600.00	01-Mar-03
205	1 Bedroom	590.00	01-Aug-00
206	1 Bedroom	575.00	15-Sep-99
207	1 Bedroom	580.00	01-Aug-02
208	1 Bedroom	570.00	01-Oct-94
301	1 Bedroom	600.00	01-Feb-06
302	1 Bedroom	620.00	01-Feb-04
303	1 Bedroom	550.00	01-Aug-02
304	1 Bedroom	640.00	01-Jun-03
305	1 Bedroom	620.00	01-Dec-05
306	1 Bedroom	585.00	01-Apr-01
307	1 Bedroom	610.00	01-Aug-05
308	1 Bedroom	576.00	01-Feb-01
401	3 Bedroom	975.00	01-Apr-98

Total \$ 13,019.00

\$ 13,019.00 x 12 months = \$ 156,228.00 per year