



Maple Leaf Apartments
1876 West Broadway, Vancouver, BC
Statement of Operations

Income

Rents	17,110 x 12	\$ 205,320
Laundry	348 x 12	\$ 4,180
		<u>\$ 209,500</u>
Less 2% Vacancy Rate		<u>\$ 4,190</u>

Effective Gross

\$ 205,310

2005 Expenses

Janitorial	\$ 4,187
Repairs & Maintenance	\$ 15,265
Flooring	\$ 1,601
Property Management	\$ 8,474
Insurance	\$ 6,122
License	\$ 2,260
Caretaker	\$ 2,344
Miscellaneous	\$ 625
Pest Control	\$ 112
Water/Sewer	\$ 720
Lock / Keys	\$ 872
Fire Alarm	\$ 542
Garbage	\$ 1,965
Advertising	\$ 2,229
Taxes	\$ 12,728
Electricity	\$ 5,044

Total Operating Expenses

\$ 65,090

Net Operating Income

\$ 140,220



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1876 West Broadway, Vancouver, BC
June 1, 2006 Rent Roll

Unit #	Unit Type	Actual Rent	Deposit	Move In Date
101	2 Bedroom	1,020.00	510.00	01-Nov-05
102	2 Bedroom	1,000.00	500.00	01-Mar-06
103	1 Bedroom	700.00	350.00	01-Dec-05
104	1 Bedroom	680.00	340.00	01-Feb-06
105	1 Bedroom	680.00	340.00	01-Jan-06
106	1 Bedroom	680.00	340.00	01-Jul-05
107	1 Bedroom	700.00	350.00	01-Mar-06
108	1 Bedroom	680.00	340.00	01-Apr-06
201	2 Bedroom	1,000.00	500.00	01-Feb-06
202	2 Bedroom	1,000.00	500.00	01-Dec-04
203	1 Bedroom	730.00	365.00	01-May-05
204	1 Bedroom	700.00	350.00	01-Aug-05
205	1 Bedroom	725.00	365.00	01-Aug-03
206	1 Bedroom	675.00	337.50	01-May-05
207	1 Bedroom	720.00	360.00	01-Aug-05
208	1 Bedroom	720.00	360.00	06-Feb-06
G01	2 Bedroom	950.00	475.00	15-Jan-06
G02	2 Bedroom	950.00	475.00	01-Feb-06
G03	2 BR + Den	1,100.00	550.00	21-Nov-05
G04	2 BR + Den	1,000.00	500.00	01-Feb-06
G05	1 Bedroom	700.00	350.00	01-May-05

Total \$ 17,110.00

\$ 17,110.00 x 12 months = \$ 205,320.00 per year