



**944 East 8th Avenue, Vancouver, BC
Income and Expenses
Annualized as of September 2006**

Income

1	1 bed & den	\$	920.00
2	1 bed & den	\$	895.00
3	1 bed & den	\$	915.00
4	1 bed & den	\$	915.00
5	Studio	\$	665.00
6	1 bed	\$	795.00
			<u>\$ 5,105.00</u>

Laundry	\$	<u>125.00</u>
	\$	5,230.00

Annual \$ 62,760.00

Less Vacancy Rate 1% \$ 627.60

Effective Gross Income \$ 62,132.40

Actual Expenses

Gas	\$	5,256.00
Taxes	\$	3,039.00
Insurance	\$	1,572.00
License	\$	250.00
Garbage (included in taxes)	\$	-
Ads	\$	-
Water/Sewer	\$	788.00
Repairs/Maintenance	\$	1,500.00
Laundry	\$	752.00
BC Hydro	\$	<u>1,186.00</u>
	\$	<u>14,343.00</u>

Net Income \$ 47,789.40

Notes: Suites 5 & 6 are unauthorized
There is no caretaker expenses - self managed