



**Regent Manor
1626 West 12th Avenue
Rent Roll September 2006**

SUITE	SUITE MIX	LEASE COMMENCE	LEASE EXPIRY	SECURITY DEPOSIT	PET DEPOSIT	DEPOSIT RECEIVED	PARK. #	PARK. INCL.	PARKING FEE	RENT	TOTAL PAYABLE
100	1 Bedroom	08/01/06	07/31/07	\$ 425.00		08/01/06	STREET	NO		\$ 850.00	\$ 850.00
101	2 Bedroom	08/01/06	07/31/07	\$ 760.00		07/01/06	2	NO	\$ 50.00	\$ 1,500.00	\$ 1,550.00
102	Bachelor	08/21/06	03/31/07	\$ 500.00		06/28/06	3	NO	\$ 50.00	\$ 900.00	\$ 950.00
201	1 Bedroom	08/01/06	07/31/07	\$ 550.00		06/21/06	STREET	NO	\$ -	\$ 1,100.00	\$ 1,100.00
202	1 Bedroom	07/31/06	07/31/07	\$ 550.00	\$ 550.00	06/24/06	STREET	NO	\$ -	\$ 1,100.00	\$ 1,100.00
203	1 Bedroom	08/01/06	07/31/07	\$ 550.00	\$ 550.00	06/26/06	STREET	NO	\$ -	\$ 1,100.00	\$ 1,100.00
204	1 Bedroom	07/15/06	07/31/07	\$ 550.00		06/21/06	1	NO	\$ 50.00	\$ 1,100.00	\$ 1,150.00
301	2 Bedroom	07/22/06	07/31/07	\$ 1,250.00		07/01/06	4&5	YES	\$ -	\$ 2,500.00	\$ 2,500.00
302	1 Bedroom	07/15/06	07/31/07	\$ 600.00	\$ 600.00	06/24/06	STREET	NO	\$ -	\$ 1,200.00	\$ 1,200.00
303	1 Bedroom	07/15/06	07/31/07	\$ 600.00		07/15/06	STREET	NO	\$ -	\$ 1,200.00	\$ 1,200.00
304	1 Bedroom	07/16/06	07/31/07	\$ 600.00		06/21/06	STREET	NO	\$ -	\$ 1,200.00	\$ 1,200.00

TOTAL \$ 150.00 13,750.00 \$ 13,900.00



**Regent Manor
1626 West 12th Avenue
Vancouver, B.C.**

Statement of Operations 2006

Income (annualized as of September 1, 2006)

Rents	\$ 13,750	
Parking	\$ 150	
Laundry (estimated)	<u>\$ 220</u>	
	\$ 14,120	x 12 \$ 169,440
Less 0.5% Vacancy Rate		<u>\$ 847</u>

Effective Gross **\$ 168,593**

2006 Expenses

Repairs & Maintenance	\$ 6,600	(\$600 per suite)
Taxes	\$ 8,293	(1)
Hydro	\$ 1,500	
Gas	\$ 8,800	
Garbage	\$ 1,500	
Insurance	\$ 3,440	(2)
Caretaker	\$ 4,200	(3)
License	\$ 580	(4)
Landscaping	\$ 960	(5)
Miscellaneous	\$ 1,000	

Total Operating Expenses (estimated) **\$ 36,873**

Net Operating Income (projected) **\$ 131,720**

Notes:

1,2,3,4,5 are actual expenses; other categories are estimates based on normalized operations.