



**Huntington Court**  
**1323 West 71st Avenue, Vancouver, BC**  
**Statement of Operations 2006**

**Income (annualized as of October 1, 2006)**

Rents	\$ 40,732	
Parking (included in rent)	\$ -	
Laundry	\$ 570	
	<b>\$ 41,302</b>	x 12
		<b>\$ 495,624</b>
Less 1.25% Vacancy Rate		<b>\$ 6,195</b>

**Effective Gross** **\$ 489,429**

**2005 Expenses**

Taxes	\$ 28,861	(1)
Water & Sewer	\$ 5,374	(2)
Hydro	\$ 5,228	(3)
Gas	\$ 6,956	(4)
Garbage	\$ 3,100	(5)
Insurance	\$ 11,197	(6)
Caretaker	\$ 22,947	(7)
Landscaping	\$ 3,270	(8)
Miscellaneous	\$ 1,604	(9)
Elevator	\$ 3,272	(10)
Pest Control	\$ 618	(11)
Fire Safety	\$ 652	(12)
License	\$ 2,862	(13)
Repairs & Maintenance	\$ 32,400	(14) (\$600 per suite)
Property Management	\$ 16,413	(15) (3.35%)

**Total Operating Expenses (estimated)** **\$ 144,754** (\$2,681/suite)

**Net Operating Income (projected)** **\$ 344,675**

**Notes:**

- (A) #1-13 are actual 2005 expenses; other categories (#14-15) are market figures based on normalized operations.
- (B) There is no charge to tenants for parking.
- (C) Tenants pay for heat (electric).
- (D) A total of \$3,945 in expenditures (carpet replacement and security upgrades) have been capitalized.
- (E) Caretaker also receives rent abatement of \$5,100 yearly.



**October 2006 Rent Roll**  
**Huntington Court**  
**1323 West 71st Avenue**  
**Vancouver, BC**

<b>Unit</b>	<b>Suite Type</b>	<b>Rent</b>	<b>Unit</b>	<b>Suite Type</b>	<b>Rent</b>
101	2 Bedroom	\$ 940.00	304	1 Bedroom	\$ 775.00
102	1 Bedroom	\$ 735.00	305	Bachelor	\$ 640.00
103	1 Bedroom	\$ 760.00	306	1 Bedroom	\$ 745.00
104	1 Bedroom	\$ 760.00	307	1 Bedroom	\$ 764.00
105	Bachelor	\$ 640.00	308	Bachelor	\$ 640.00
106	1 Bedroom	\$ 725.00	309	1 Bedroom	\$ 770.00
112	1 Bedroom	\$ 735.00	310	1 Bedroom	\$ 770.00
113	1 Bedroom	\$ 750.00	311	1 Bedroom	\$ 775.00
114	2 Bedroom	\$ 930.00	312	1 Bedroom	\$ 755.00
201	1 Bedroom	\$ 760.00	313	1 Bedroom	\$ 775.00
202	1 Bedroom	\$ 760.00	314	Bachelor	\$ 940.00
203	1 Bedroom	\$ 740.00	315	1 Bedroom	\$ 760.00
204	1 Bedroom	\$ 760.00	401	1 Bedroom	\$ 780.00
205	Bachelor	\$ 640.00	402	1 Bedroom	\$ 785.00
206	1 Bedroom	\$ 760.00	403	1 Bedroom	\$ 780.00
207	1 Bedroom	\$ 770.00	404	1 Bedroom	\$ 780.00
208	Bachelor	\$ 660.00	405	Bachelor	\$ 650.00
209	1 Bedroom	\$ 764.00	406	1 Bedroom	\$ 780.00
210	1 Bedroom	\$ 760.00	407	1 Bedroom	\$ 775.00
211	1 Bedroom	\$ 764.00	408	Bachelor	\$ 620.00
212	1 Bedroom	\$ 760.00	409	1 Bedroom	\$ 775.00
213	1 Bedroom	\$ 760.00	410	1 Bedroom	\$ 750.00
214	2 Bedroom	\$ 950.00	411	1 Bedroom	\$ 350.00
215	1 Bedroom	\$ 730.00	412	1 Bedroom	\$ 775.00
301	1 Bedroom	\$ 770.00	413	1 Bedroom	\$ 750.00
302	1 Bedroom	\$ 760.00	414	2 Bedroom	\$ 940.00
303	1 Bedroom	\$ 735.00	415	1 Bedroom	\$ 755.00
					<b>\$ 40,732.00</b>

Note: Suite #411 (caretaker's suite) being charged only \$350 per month