



Osler Manor
8678 Osler Street, Vancouver, BC
Statement of Operations 2006

Income (annualized as of October 1, 2006)

Rents	\$ 10,100	
Parking	\$ 50	
Laundry (estimated)	<u>\$ 132</u>	
	\$ 10,282	x 12 \$ 123,384

Less 1% Vacancy Rate \$ 1,234

Effective Gross **\$ 122,150**

2005 Expenses

Taxes 2005	\$ 7,432	(1)
Hydro	\$ 887	(2)
Gas	\$ 8,149	(3)
Insurance	\$ 4,225	(4)
Water & Sewer	\$ 1,845	(5)
Miscellaneous	\$ 1,637	(6)
Property Management	\$ 5,128	(7)
License, Fees, Permits	\$ 795	(8)
Scavenging	\$ 952	(9)
Landscaping	\$ 233	(10)
Telephone	\$ 595	(11)
Repairs & Maintenance	\$ 9,000	(12)
Caretaker	\$ 9,000	(13)

Total Operating Expenses (estimated) **\$ 49,878** \$ 3,325 /suite

Net Operating Income (projected) **\$ 72,272**

Notes:

(A) #'s 1-11 are actual 2005 expenses; other categories (#12 & 13) are market figures based on normalized operations.

(B) A total of \$952 for appliance replacement has been capitalized.



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October 2006 Rent Roll

Unit #	Type	Monthly Rent	Parking	Total
1	1 BR	645.00		645.00
2	1 BR	655.00	10.00	665.00
3	1 BR	635.00		635.00
4	1 BR	660.00		660.00
5	1 BR	650.00		650.00
6	1 BR	655.00		655.00
7	2 BR	750.00		750.00
8	1 BR	655.00		655.00
9	1 BR	660.00	10.00	670.00
10	1 BR	660.00		660.00
11	1 BR	650.00		650.00
12	2 BR	890.00	20.00	910.00
14	Bachelor (Penthouse)	635.00		635.00
100	1 BR	650.00	10.00	660.00
200	1 BR	650.00		650.00
15 Units Total		10,100.00	50.00	10,150.00

Note: Unit #7 is the Caretaker's Suite
Parking is only charged to tenants if they have a second car.