



October 2006 Rent Roll
Park Heights
7428 6th St
Burnaby, BC

Unit	Parking	Suite Type	Rent
1	*	2 Bedroom	\$ 575.00
2		2 Bedroom	\$ 490.00
3		1 Bedroom	\$ 525.00
4	*	1 Bedroom	\$ 515.00
5	*	1 Bedroom	\$ 550.00
6	*	1 Bedroom	\$ 595.00
7		1 Bedroom	\$ 550.00
8	*	2 Bedroom	\$ 545.00
9	*	2 Bedroom	\$ 550.00
10		1 Bedroom	\$ 570.00
11		1 Bedroom	\$ 540.00
12		1 Bedroom	\$ 550.00
14		1 Bedroom	\$ 470.00
15	*	1 Bedroom	\$ 550.00
16		2 Bedroom	\$ 600.00
B5	*	Bachelor	\$ 485.00
B7		Bachelor	\$ 500.00
			\$ 9,160.00

NOTES RE: INCOME

At present, the caretaker in suite 1, in exchange for caretaking duties, is not paying any rent. Also, she is receiving an additional \$150 a month.

*Eight of the tenants as denoted have a covered parking stall at no charge (included in rent).



Park Heights
7428 6th Street, Burnaby, BC
Statement of Operations 2006

Income (annualized as of October 1, 2006)

*	Rents	\$	9,160		
	Parking (included in rent)	\$	-		
	Laundry (estimated)	\$	110		
			9,270	x 12	\$ 111,240
	Less 1.0% Vacancy Rate				\$ 1,112

Effective Gross **\$ 110,128**

2006 Expenses

Taxes 2006	\$	9,251
Hydro / Gas	\$	14,872
R/Maint (\$550/unit)	\$	9,350
Garbage	\$	1,972
Insurance	\$	5,275
Caretaker	\$	8,700
License	\$	134
Coinmatic (Lease)	\$	1,130
Cablevision	\$	6,175
WCB	\$	156

Total Operating Expenses **\$ 57,015** \$3,353.82 / unit

Net Operating Income (estimated) **\$ 53,113**

Notes:

- (A) All expenses are actual except r/maint factored in at \$550/unit and caretaker at \$8700
- (B) Expenses include a cablevision charge of \$6175
- (C) A total of \$10,100 made up of a new fence, 3 new appliances and a new exterior front door have been capitalized.
- (D) Landscape services provided by caretaker.
- * (E) Rents are approximately 30% under market.