

Goodman

R E P O R T

6814 Arcola Street, Burnaby, BC
Rent Roll at Jan 1, 2007

Unit	Expiry Date	Unit Type	Rent	Parking	Total	Deposit
1	10/31/2007	1 bdrm	745.00	-	745.00	-
2	3/31/2007	2 bdrm	850.00	-	850.00	425.00
3	1/31/2008	1 bdrm	695.00	-	695.00	330.00
4	5/31/2007	1 bdrm	700.00	-	700.00	350.00
5	6/30/2007	1 bdrm	707.00	-	707.00	327.50
6	9/30/2007	2 bdrm	863.00	-	863.00	415.00
7	3/31/2007	1 bdrm	715.00	-	715.00	357.50
8	4/30/2007	1 bdrm	715.00	-	715.00	357.50
9	11/30/2007	1 bdrm	750.00	-	750.00	357.50
10	11/30/2007	1 bdrm	743.00	-	743.00	325.00
11	11/30/2007	1 bdrm	700.00	-	700.00	350.00
			8,183.00	-	8,183.00	3,595.00



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6814 Arcola Street, Burnaby, BC Statement of Operations

Income

Rent	(\$8,183 x 12 months)	\$ 98,196
Parking	(\$20 x 12 months)	\$ 240
Laundry	(\$12 x 11 units x 12 months)	1,584
		<u>100,020</u>

Less Vacancy at 0.5%		<u>500</u>
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Effective Gross Income

\$ 99,520

Expenses

Realty Taxes		\$ 6,770
Gas		7,280
Hydro		996
Water / Sewer		3,702
Repairs and Maintenance	(\$650 x 11 units)	7,150
Insurance		2,141
Caretaker	(\$45 x 11 units x 12 months)	5,940
		<u>33,979</u>

Total Expenses

\$ 33,979

Net Income

\$ 65,541

Notes: Repairs and Maintenance and Caretaker expenses are normalized.

