

# Goodman

## R E P O R T

### Actual Income and Expenses 2006 3075 Willow Street, Vancouver, BC

Income	Actual	Projected
Rent	\$ 66,920	
Parking	\$ 360	
<b>Total Income</b>	<b>\$ 67,280</b>	<b>\$ 168,696</b>
Expenses		
Insurance	\$ 6,645	
Telephone	\$ 975	
Caretaker	\$ 4,547	
Elevator	\$ 1,949	
Water / Sewer	\$ 1,047	
Security	\$ 692	
Landscaping	\$ 1,235	
Garbage	\$ 1,716	
Electricity	\$ 3,277	
Enterphone	\$ 468	
Tax	\$ 10,907	
Repairs & Maintenance	\$ 2,552	
Supplies	\$ 327	
Miscellaneous	\$ 711	
<b>Total Expenses</b>	<b>\$ 37,048</b>	<b>\$ 37,048</b>
 <b>Net Operating Income</b>	 <b>\$ 30,232</b>	 <b>\$ 131,648</b>

Notes:

- (1) Because of the size of the project, property management is not included.
- (2) See Proforma (the Income and Expenses are projected).
- (3) Rental income for 2006 are well below market as 4 suites were kept vacant due to the owner's attempt to strata title this property. As these efforts did not materialize, the 4 vacant suites will be rented out during the month of May.



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2007

Proforma - 3075 Willow Street, Vancouver, BC

Income			
	Rent	\$13,800 x 12 months	\$ 165,600
	Parking	8 x \$50 = \$400 x 12 months	<u>\$ 4,800</u>
			\$ 170,400
Less 1% Vacancy			<u>\$ 1,704</u>
Effective Gross Income			\$ 168,696
Less Expenses			<u>\$ 37,048</u>
Net Operating Income (potential)			<u><u>\$ 131,648</u></u>



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## R E P O R T

**3075 Willow Street, Vancouver, BC**  
**Rent Roll at May 1, 2007**

<b>Unit</b>	<b>Status</b>	<b>Level</b>	<b>Size Sq. Ft.</b>	<b>Type</b>	<b>Actual</b>	<b>Market</b>
101	Vacant	1 - 2	1,025	2 Bedroom + Den	\$ -	\$ 1,750
102	Occupied	1 - 2	923	2 Bedroom	\$ 1,295	\$ 1,650
103	Vacant	1 - 2	1,086	2 Bedroom	\$ -	\$ 1,750
104	Occupied	1 - 2	1,108	2 Bedroom + Den	\$ 1,250	\$ 1,750
301	Occupied	3	994	2 Bedroom	\$ 1,450	\$ 1,650
302	Vacant	3	1,055	2 Bedroom	\$ -	\$ 1,750
401	Vacant	4	896	2 Bedroom	\$ -	\$ 1,750
402	Occupied	4	893	2 Bedroom	\$ 1,100	\$ 1,750
<b>7,980</b>					<b>\$ 5,095</b>	<b>\$ 13,800</b>

Note: Suites 101, 103, 302, and 401 are vacant as of May 1, 2007. They are in the process of being rented at market rents.

