

# Goodman

## R E P O R T

**Tsawwassen Villa**  
**5558 15B Avenue, Tsawwassen, BC**  
**Income and Expense Statement**

<b>Income</b>		
Rent	(annualized as of August 2007) \$15,425 x 12 months	\$ 185,100
Laundry		\$ 4,200
Parking	(included)	<u>\$ -</u>
Gross Income		\$ 189,300
Less 1% Vacancy Rate		<u>\$ 1,893</u>
Effective Gross Income		\$ 187,407
<b>Expenses</b>		
Property Taxes	(2007) \$	9,616
Water, Sewer	(2006) \$	2,469
Recycling	(2007) \$	560
Utilities - Hydro & Gas	(2007) \$	16,003
Garbage	(2007) \$	1,246
Insurance	(2007) \$	4,073
Business Licence	(2007) \$	300
Advertising		\$ 500
Caretaker	(\$45/unit x 20 x 12 months)	\$ 10,800 (1)
Repairs & Maintenance	(\$600 x 20 units)	\$ 12,000 (2)
<b>Total Expenses</b>		<u>\$ 57,566</u>
<b>Net Operating Income</b>		<u><b>\$ 129,841</b></u>

Re: Expenses

- (1) As the owner provides the caretaking, we have factored in a normalized expense.
- (2) The Repairs and Maintenance have also been included at a normalized figure -- \$600 per unit x 20.

A property management fee has not been factored into the expenses.



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## R E P O R T

**TSAWWASSEN VILLA**  
**5558 15B Avenue, Tsawwassen, BC**  
**Rent Roll June 2007**

	Unit #	Anniversary Date	Rent June 2007	Rent July 2007	Bedrooms	Bathrooms	Dishwasher	Fireplace	Sq Ft
No Balcony	101	July	\$ 950	\$ 970	2	2	Yes	Yes	1,100
	102	July	\$ 650	\$ 660	1	1	No	Yes	635
	201	April	\$ 940	\$ 940	2	2	Yes	Yes	935
	202	January	\$ 680	\$ 680	1	1	No	No	680
	203	January	\$ 700	\$ 700	1	1	No	No	680
	• 204	April	\$ 870	\$ 870	2	1	Yes	Yes	860
Extra Large Balcony	205	June	\$ 710	\$ 710	1	1	Yes	No	690
	206	March	\$ 700	\$ 700	1	1	No	No	650
	207	January	\$ 685	\$ 685	1	1	No	No	650
	208	March	\$ 700	\$ 700	1	1	No	No	650
Laminate Flooring	• 209	July	\$ 920	\$ 950	2	2	Yes	Yes	925
	301	August	\$ 830	\$ 830	2	2	Yes	Yes	935
	302	January	\$ 690	\$ 690	1	1	No	No	680
	303	March	\$ 710	\$ 710	1	1	No	No	680
	304	April	\$ 860	\$ 860	2	1	Yes	Yes	860
	305	August	\$ 710	\$ 710	1	1	No	No	690
	• 306	October	\$ 690	\$ 690	1	1	No	No	650
	307	November	\$ 680	\$ 680	1	1	No	No	650
	308	November	\$ 680	\$ 680	1	1	No	No	650
	• 309	May	\$ 940	\$ 940	2	2	Yes	Yes	925
	<b>Total</b>			<b>\$15,295</b>	<b>\$ 15,355</b>				

Rent includes heat, hot water, locker storage and one outdoor parking space.

Laundry machines are \$1.25 per load - coin operated (owned by the building).

- Denotes extra \$10 per month for 2nd parking stall.

As of August 1st, suite #301 will be rented at \$900 per month and this includes \$40 per month for additional parking stall (enclosed).

