

Goodman

R E P O R T

Londonderry Apartments
5550 Yew Street, Vancouver, BC
PROFORMA

Income (annualized as of January 2008)

Rents	\$17,705 x 12 months =	\$ 212,460
Laundry	\$223.50 x 12 months =	2,682
Parking	\$210 x 12 months =	2,520
		<hr/>
		217,662

Less Vacancy at 0.50%

 1,088

Effective Gross Income **\$ 216,574**

Estimated Expenses \$3,500 x 22 suites

 \$ 77,000

Net Operating Income (projected) **\$ 139,574**

Notes

Income: Rents as of January 2008
Laundry and Parking actual 2007

Expenses: Estimated at \$3,500 per unit. Actual 2007 available by end January.
Cable TV is included in the rent. There is no "live-in" caretaker.



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**Londonderry Apartments
5550 Yew Street, Vancouver, BC
Rents as of January 2008**

Unit	Type	Rent	Parking	Total
101	2 bedroom	\$ 1,025	\$ -	\$ 1,025
102	1 bedroom	\$ 815	\$ -	\$ 815
104	1 bedroom	\$ 825	\$ -	\$ 825
105	1 bedroom	\$ 755	\$ -	\$ 755
107	1 bedroom	\$ 765	\$ 25	\$ 790
201	1 bedroom	\$ 785	\$ 20	\$ 805
202	1 bedroom	\$ 805	\$ 20	\$ 825
203	1 bedroom	\$ 755	\$ 20	\$ 775
204	1 bedroom	\$ 765	\$ 25	\$ 790
205	1 bedroom	\$ 770	\$ -	\$ 770
206	1 bedroom	\$ 790	\$ -	\$ 790
207	1 bedroom	\$ 825	\$ -	\$ 825
208	1 bedroom	\$ 875	\$ -	\$ 875
301	1 bedroom	\$ 825	\$ -	\$ 825
302	1 bedroom	\$ 780	\$ 20	\$ 800
303	1 bedroom	\$ 770	\$ 20	\$ 790
304	1 bedroom	\$ 755	\$ -	\$ 755
305	1 bedroom	\$ 780	\$ -	\$ 780
306	1 bedroom	\$ 755	\$ -	\$ 755
307	1 bedroom	\$ 780	\$ 20	\$ 800
308	1 bedroom	\$ 780	\$ 20	\$ 800
401	Penthouse	\$ 925	\$ 20	\$ 945
Total		\$ 17,705	\$ 210	\$ 17,915
Annually		\$ 212,460	\$ 2,520	\$ 214,980

