

2295 West 40th Avenue, Vancouver, BC

RENT ROLL

Unit #	Unit Type	Approx. S.F.	Current Rent
Main Floor			
1	1 Bedroom	850	\$ 960.00
1A	1 Bedroom	700	\$ 675.00
Laundry	Earning Approx. Monthly		\$ 330.00
Second Floor			
2	3 Bedroom	1,300	\$ 1,700.00
3	2 Bedroom	1,000	\$ 1,250.00
4	1 Bedroom	800	\$ 1,000.00
5	2 Bedroom	1,000	\$ 1,100.00
Third Floor			
6	2 Bedroom	1,000	\$ 1,300.00
7	2 Bedroom	1,000	\$ 1,400.00
8	2 Bedroom	1,000	\$ 1,150.00
9	2 Bedroom	1,000	\$ 1,150.00
Fourth Floor			
10	Bachelor (Penthouse)	625	\$ 825.00
Total Square Footage		10,275	
Monthly Rental Income			\$ 12,840.00
Total Gross Annual Income			\$ 154,080.00

2295 West 40th Avenue, Vancouver, BC

**OPERATING EXPENSE STATEMENT
July 1, 2002 to June 30, 2003**

Property Taxes	\$	9,944.35
Building Management		6,420.00
Insurance		2,527.00
Common Area Hydro and Gas Heating and Hot Water		9,095.69
Water		2,162.81
Fire Prevention System Inspection, Permit, Repairs		197.54
Laundry Equipment Lease		734.82
Garbage Collection		901.96
Repairs & Maintenance		7,490.11
Business License		550.00
Rental Ads		515.60
Boiler Permit		34.00
Stamps		15.42
		<hr/>
	\$	40,589.30
		<hr/> <hr/>