

Goodman

R E P O R T

**Haighton Manor
1580 Everall Street
White Rock, BC
Rent Roll at October 1, 2008**

Unit	Suite Mix	Rent	Parking	Total	Security Deposit	Rent Increase Date
101	1 Bedroom	\$ 715.00	\$ -	\$ 715.00	\$ 345.09	February-09
102	1 Bedroom	\$ 725.00	\$ 10.00	\$ 735.00	\$ 347.50	March-09
103	2 Bedroom	\$ 1,250.00	\$ -	\$ 1,250.00	\$ 600.00	October-09
104	1 Bedroom	\$ 711.00	\$ -	\$ 711.00	\$ 328.14	May-09
105	1 Bedroom	\$ 720.00	\$ -	\$ 720.00	\$ 337.50	January-09
106	1 Bedroom	\$ 875.00	\$ -	\$ 875.00	\$ 450.00	December-08
107	1 Bedroom	\$ 695.00	\$ 10.00	\$ 705.00	\$ 722.40	May-09
108	Bachelor	\$ 600.00	\$ -	\$ 600.00	\$ 281.71	December-08
109	Bachelor	\$ 637.00	\$ -	\$ 637.00	\$ 337.50	August-09
110	2 Bedroom	\$ 1,200.00	\$ -	\$ 1,200.00	\$ 600.00	July-09
111	Bachelor	\$ 606.00	\$ -	\$ 606.00	\$ 281.00	March-09
112	Bachelor	\$ 795.00	\$ -	\$ 795.00	\$ 400.00	November-08
113	1 Bedroom	\$ 925.00	\$ -	\$ 925.00	\$ 462.50	October-09
114	1 Bedroom	\$ 725.00	\$ 10.00	\$ 735.00	\$ 337.50	January-09
115	1 Bedroom	\$ 736.00	\$ 10.00	\$ 746.00	\$ 355.00	February-09
116	1 Bedroom	\$ 735.00	\$ -	\$ 735.00	\$ 355.00	January-09
117	2 Bedroom	\$ 912.00	\$ 10.00	\$ 922.00	\$ 437.50	August-09
118	1 Bedroom	\$ 730.00	\$ -	\$ 730.00	\$ 362.50	January-09
119	1 Bedroom	\$ 743.00	\$ -	\$ 743.00	\$ 403.81	May-09
201	1 Bedroom	\$ 746.00	\$ -	\$ 746.00	\$ 337.50	August-09
202	1 Bedroom	\$ 701.00	\$ -	\$ 701.00	\$ 327.26	March-09
203	2 Bedroom	\$ 905.00	\$ 10.00	\$ 915.00	\$ 437.50	January-09
204	1 Bedroom	\$ 925.00	\$ -	\$ 925.00	\$ 462.50	October-09
205	1 Bedroom	\$ 885.00	\$ -	\$ 885.00	\$ 313.08	May-09
206	1 Bedroom	\$ 719.00	\$ -	\$ 719.00	\$ 305.73	April-09
207	1 Bedroom	\$ 731.00	\$ 10.00	\$ 741.00	\$ 337.50	March-09
208	Bachelor	\$ 596.00	\$ -	\$ 596.00	\$ 281.00	April-09
209	Bachelor	\$ 610.00	\$ 10.00	\$ 620.00	\$ 287.50	January-09
210	2 Bedroom	\$ 928.00	\$ 20.00	\$ 948.00	\$ 447.50	August-09
211	2 Bedroom	\$ 1,200.00	\$ -	\$ 1,200.00	\$ 600.00	October-09
212	Bachelor	\$ 637.00	\$ 10.00	\$ 647.00	\$ 287.50	August-09
213	1 Bedroom	\$ 880.00	\$ -	\$ 880.00	\$ 440.00	June-09
214	1 Bedroom	\$ 925.00	\$ -	\$ 925.00	\$ 462.50	October-09
215	1 Bedroom	\$ 751.00	\$ 10.00	\$ 761.00	\$ 362.50	April-09
216	1 Bedroom	\$ 738.00	\$ 10.00	\$ 748.00	\$ 337.50	May-09
217	2 Bedroom	\$ 943.00	\$ -	\$ 943.00	\$ 487.50	April-09
218	1 Bedroom	\$ 670.00	\$ -	\$ 670.00	\$ 341.48	January-09
219	1 Bedroom	\$ 754.00	\$ -	\$ 754.00	\$ 362.50	May-09
301	1 Bedroom	\$ 736.00	\$ 10.00	\$ 746.00	\$ 350.00	March-09
302	1 Bedroom	\$ 875.00	\$ -	\$ 875.00	\$ 450.00	October-08
303	2 Bedroom	\$ 1,150.00	\$ -	\$ 1,150.00	\$ 600.00	January-09
304	1 Bedroom	\$ 881.00	\$ -	\$ 881.00	\$ 425.00	April-09
305	1 Bedroom	\$ 880.00	\$ -	\$ 880.00	\$ 440.00	July-09
306	1 Bedroom	\$ 731.00	\$ 10.00	\$ 741.00	\$ 347.50	August-09
307	1 Bedroom	\$ 772.00	\$ 10.00	\$ 782.00	\$ 367.50	August-09
308	Bachelor	\$ 570.00	\$ -	\$ 570.00	\$ 244.00	April-09
309	Bachelor	\$ 642.00	\$ -	\$ 642.00	\$ 300.00	August-09
310	2 Bedroom	\$ 925.00	\$ 10.00	\$ 935.00	\$ 442.00	January-09
311	2 Bedroom	\$ 964.00	\$ 10.00	\$ 974.00	\$ 462.50	August-09
312	Bachelor	\$ 642.00	\$ -	\$ 642.00	\$ 300.00	August-09
313	1 Bedroom	\$ 880.00	\$ -	\$ 880.00	\$ 440.00	July-09
314	1 Bedroom	\$ 762.00	\$ 10.00	\$ 772.00	\$ 355.00	August-09
315	1 Bedroom	\$ 715.00	\$ -	\$ 715.00	\$ 328.32	February-09
316	1 Bedroom	\$ 915.00	\$ -	\$ 915.00	\$ 457.50	October-09
317	2 Bedroom	\$ 1,175.00	\$ -	\$ 1,175.00	\$ 600.00	February-09
318	1 Bedroom	\$ 735.00	\$ 10.00	\$ 745.00	\$ 367.50	January-09
319	1 Bedroom	\$ 760.00	\$ -	\$ 760.00	\$ 405.00	January-09
Total		\$ 45,989.00	\$ 200.00	\$ 46,189.00	\$ 22,645.02	

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**Haighton Manor
1580 Everall Street
White Rock, BC**

Statement of Operations

Gross Income

Rents	\$45,989 per month (annualized as of October 2008) x 12 mo.	\$ 551,868
Parking	\$200 per month x 12 months	\$ 2,400
Laundry	\$780 per month x 12 months	\$ 9,360

\$ 563,628

Less 1% Vacancy Allowance		\$ 5,636
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Effective Gross

\$ 557,992

2007 Expenses

Gas	\$ 39,900	\$700 per suite
Insurance	\$ 12,975	
Wages (normalized)	\$ 30,780	\$45 per suite/mo.
Management Fees	\$ 15,873	
Taxes	\$ 44,625	
Electricity	\$ 7,101	
Water / Sewer	\$ 3,167	
Intercom	\$ 2,604	
Repairs & Maintenance (normalized)	\$ 34,200	\$600/suite
Landscaping	\$ 2,201	
License	\$ 2,248	
Elevator	\$ 2,211	
Sundry	\$ 836	

Total Operating Expenses

\$ 198,721

Net Operating Income

\$ 359,271