

Cedar Springs
2854 W 4th Ave.
Vancouver, BC
Rent Roll at March 2010

Suite #	Type	Rent	Move In
1	1BR	\$ 885	Sept. 08
2	1BR	\$ 835	Nov. 05
3	2BR	\$ 1,035	July 05
4	1BR	\$ 865	Sept. 07
5	1BR	\$ 870	Aug. 08
6	2BR	\$ 1,037	May 04
7	2BR	\$ 1,010	Apr. 10
8	2BR	\$ 958	March 08
Totals		\$ 7,495	mo. X 12 = 89,940 yearly

Income & Expense Statement 2009

Gross Income		
Rent		\$ 86,476
Parking		-
Laundry		412
Effective Gross Income		<u>\$ 86,888</u>
Expenses *		
Advertising	\$	47
Insurance		3,241
Repairs and maintenance		2,804
Miscellaneous		1,107
Taxes		6,140
Utilities		6,574
Licenses		448
Dues		129
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Total Operating Expenses		<u>\$ 20,490</u>
Net Operating Income		<u><u>\$ 66,398</u></u>

* As the building being managed by the owner, there is no allowance for a caretaker