

Rent Roll as at April 1, 2010

Ste. #	# Bedroom	Approx. Sq Ft	Rent	Parking	Locker	Anniv. Date
101	3 bedroom	915	\$ 1,050	\$15	\$10	May 1, 2009
102	1 bedroom	548	\$ 690	n/a	n/a	Sep. 1, 2009
103	1 bedroom	525	\$ 680	\$15	n/a	July 1, 2009
201	1 bedroom	625	\$ 705	n/a	n/a	Jan. 1, 2010
202	1 bedroom	625	\$ 635	n/a	n/a	Oct. 1, 2009
203	1 bedroom	548	\$ 684	n/a	n/a	June 1, 2009
204	1 bedroom	490	\$ 700	n/a	n/a	Feb. 1, 2009
205	1 bedroom	600	\$ 650	n/a	n/a	Nov. 1, 2009
206	1 bedroom	600	\$ 720	n/a	n/a	May 1, 2010
301	1 bedroom	625	\$ 720	n/a	\$10	May 1, 2009
302	1 bedroom	625	\$ 700	n/a	n/a	Nov. 1, 2009
303	1 bedroom	548	\$ 682	\$15	\$10	Dec. 1, 2009
304	1 bedroom	490	\$ 700	\$15	n/a	Oct. 1, 2009
305	1 bedroom	600	\$ 720	n/a	n/a	Jan. 1, 2009
306	1 bedroom	600	\$ 700	n/a	n/a	June 1, 2009
Total	15 bedroom	8,964 (approx.)	\$ 10,736	\$60	\$30	

CHATEAU ROYALE
127 Eighth Street, New Westminister, BC
Income & Expenses

Income		
Rents	\$10,736 x 12 mo.	\$ 128,832 (1)
Parking		\$ 720
Laundry		\$ 1,695
Security deposits		\$ 756
Locker		\$ 360
Gross Income		<u>\$ 132,363</u>
Less 1% Vacancy Allowance		<u>\$ (1,323)</u>
Effective Gross Income		\$ 131,040
Expenses (2009)		
Caretaker	\$ 3,800 (2)	
Insurance	\$ 5,734	
License	\$ 635	
Taxes	\$ 8,560	
Sewer	\$ 3,627	
Scavenging	\$ 1,618	
Water	\$ 2,514	
Electricity	\$ 642	
Gas	\$ 7,202	
Repairs & Maintenance	<u>\$ 11,250 (3)</u>	
Total Expenses		<u>\$ 45,582</u>
Net Operating Income		<u><u>\$ 85,458</u></u>

Notes Re: Income & Expenses

- (1) **Rents:** annualized as of April 2010
(2) **Caretaker:** actual expense - paid to non resident caretaker
(3) **Repairs & Maintenance:** the \$11,250 figure represents a stabilized estimate of \$750/unit yearly