

Jewell Manor  
777 W 70th Avenue  
Vancouver, BC  
Rent Roll at March 2010

Suite #	Type	Rent	
101	Large 1BR split level	\$	1,100
102	1 BR	\$	680
201	1 BR	\$	685
202	1 BR	\$	695
203	2 BR	\$	700
204	2 BR	\$	790
205	1 BR	\$	700
301	1 BR	\$	690
302	1 BR	\$	680
303	2 BR	\$	790
304	2 BR	\$	790
305	1 BR	\$	600
		\$	8,900

**Income & Expense Statement 2009**

**Income (normalized as of Mar. 2010)**

Rent	\$8,900 x 12 month	\$	106,800
Parking			-
Laundry	(leased from ENGS)		1,764
		\$	<u>108,564</u>
Less: Vacancies	1.5% Vacancy Allowance		(1,628)
<b>Effective Gross Income</b>		\$	<u>106,936</u>

**Expenses**

Hydro		\$	686
Gas			10,488
Insurance			4,121
License			696
Garbage			1,136
Landscaping			1,150
Advertising			1,200
Caretaker			7,920 (1)
Repairs and maintenance			9,600 (2)
Fire inspection			369
Water/Sewer			3,058
Taxes			5,836
			<u>5,836</u>

**Total Operating Expenses** \$ 46,260

**Net Operating Income** \$ 60,676

Notes

(1) Managed by owner (a normalized estimate)

(2) Assume \$800/unit