

Goodman report:

Sharon Court
6769 Dow Avenue, Burnaby, BC
September 2012 Rent Roll

SUITE #	TYPE	CURRENT RENT (\$)	SIZE (sq. ft.)	MOVE IN DATE
101	1 bedroom	797	662	Apr-09
102	1 bedroom	800	627	-
103	2 bedroom	920	800	-
104	2 bedroom	920	778	Jul-12
201	1 bedroom	850	662	May-12
202	1 bedroom	795	627	Mar-11
203	2 bedroom	920	800	Sept-05
204	1 bedroom	740	544	Dec-06
205	2 bedroom	875	778	Apr-85
206	1 bedroom	800	636	Jun-11
TOTAL	10 Suites	\$ 8,417	6,914 sq. ft.	

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2012 Income and Expenses

Income (Annualized September 2012)	
Rent (\$8,417 x 12 mo.)	\$ 101,004
Parking	0
Laundry (estimate)	2,000
Gross Income	\$ 103,004
Less Vacancy at 1%	- 1,030
Effective Gross Income	\$ 101,974

(1) Expenses	
Insurance	\$ 2,573
Taxes	7,190
Water/Sewer	5,739
Garbage	1,048
License	331
Hydro	412
Heat	4,552
Shaw Cable (\$440/ mo. x 12)	5,280
Fire Inspection	224
(2) Repairs & Maintenance	6,500
(3) Caretaker	5,400
Total Expenses	\$ 39,249
Net Operating Income	\$ 62,725

Notes:

- ⁽¹⁾ Expenses are 2012 except for Hydro, Heat & Garbage which are 2011.
- ⁽²⁾ Repairs & Maintenance normalized at \$650/unit/year.
- ⁽³⁾ Currently self-managed. Caretaker expense normalized at \$45/unit/month.