

**Capri Apartments  
520 N. Nanaimo Street, Vancouver  
Rent Roll  
November 2010**

Suite	Type	Rent (\$)	Move In Date (M) or Last Rent Increase (I)
101	1BR	799.00	M May, 08
*102	2BR	1,150.00	I Jan., 09
103	1BR	750.00	I Feb., 10
104	1BR	695.00	I Jan., 09
105	1BR	712.00	M Apr., 08
106	Bachelor	700.00	M Apr., 10
201	1BR	825.00	I Feb., 10
202	1BR	800.00	I Feb., 10
203	1BR	845.00	M Nov., 10
204	1BR	800.00	I Feb., 10
205	1BR	845.00	M Nov., 10
206	1BR	800.00	I Feb., 10
207	1BR	810.00	I Feb., 10
301	1BR	825.00	I Feb., 10
302	1BR	875.00	I Feb., 10
303	1BR	810.00	I Feb., 10
304	1BR	800.00	M Aug., 10
305	1BR	840.00	M Apr., 10
306	1BR	825.00	I Feb., 10
307	1BR	810.00	I Feb., 10
<b>Total</b>		<b>16,316.00</b>	<b>x 12 = 195,792</b>

**Notes: Re: Rental Income**

No parking revenue (incl.)

\*102 Caretaker - currently paying \$368/month and not receiving any salary. Market value is \$1,150

**RENTAL ANALYSIS**

	Bachelor	1BR
CMHC Rent Averages for East Vancouver 2010	\$739	\$817
Capri Apartments	\$700	\$798

**Income & Expenses**  
**Capri Apartments**  
**520 N. Nanaimo Street, Vancouver**

Income		
Rents	\$16,316 x 12	\$ 195,792 (1)
Parking		\$ -
Laundry		<u>\$ 5,400</u>
Gross Income		<u>\$ 201,192</u>
Less 1% Vacancy Allowance		<u>\$ (2,012)</u>
Effective Gross Income		\$ 199,180
Expenses		
Taxes (2010)	\$ 11,999	
Insurance (2010)	\$ 6,525	
Repairs & Maintenance	\$ 16,000 (2)	
Hydro/Gas (2009)	\$ 15,174	
Sewer/Water (2009)	\$ 3,211	
Caretaker	\$ 12,000 (3)	
Garbage (2009)	\$ 2,329	
License (2010)	<u>\$ 1,200</u>	
Total Expenses	\$ 68,438	<u>\$ 68,438</u>
Projected NOI		<u><u>\$ 130,742</u></u>

Notes RE: Income and Expenses

- (1) Rents normalized as of November 2010
- (2) Repairs & Maintenance normalized to \$800/unit
- (3) Caretaker pays rent of \$368 a month for #102, a 2BR. The monthly rent figure of \$16,216 has the caretaker's suite in at \$1,150 a month. The \$12,000 caretaker expense represents a normalized expense (\$50/unit x 20 suites x 12 months)