

RENT ROLL

NOVEMBER 2016

Suite #	Type	Rent (\$)	Parking (\$) **	Total rent (\$)
101	Bachelor	730		730
102	1 bedroom	880		880
103	1 bedroom	880	20	900
104	2 bedroom	750		750
105 *	1 bedroom	900		900
106	1 bedroom	850	20	870
107	1 bedroom	835	20	855
108	1 bedroom	850	20	870
109	1 bedroom	850	40	890
110	1 bedroom	900	20	920
111	1 bedroom	815	20	835
112	1 bedroom	840	35	875
113	2 bedroom	930		930
114	1 bedroom	835	20	855
115	1 bedroom	860		860
116	Bachelor	705		705
201	1 bedroom	880		880
202	1 bedroom	860	20	880
203	1 bedroom	835		835
204	2 bedroom	1,050		1,050
205	1 bedroom	850		850
206	1 bedroom	790		790
207	1 bedroom	860		860
208	1 bedroom	870	20	890
209	1 bedroom	880		880
210	1 bedroom	855		855
211	1 bedroom	850	20	870
212	2 bedroom	860	40	900

213	1 bedroom	1,200	20	1,220
214	1 bedroom	880	20	900
215	1 bedroom	850		850
216	1 bedroom	860		860
301	1 bedroom	840	20	860
302	1 bedroom	870	20	890
303	1 bedroom	800		800
304	2 bedroom	1,280	20	1,300
305	1 bedroom	880	20	900
306	1 bedroom	860	20	880
307	1 bedroom	870	20	890
308	1 bedroom	860	20	880
309	1 bedroom	870	40	910
310	1 bedroom	880	20	900
311	1 bedroom	860		860
312	1 bedroom	870		870
313	2 bedroom	1,300		1,300
314	1 bedroom	870	20	890
315	1 bedroom	870		870
316	1 bedroom	850	20	770
Total	28 suites	42,270	595	42,865

* Caretaker suite currently rented at \$325/month. The suite has been stabilized to market rent.

** There are 2 additional parking stalls leased at \$20/month

INCOME AND EXPENSES

2016

Income				
1	Rent (annualized as of November 2016)	\$42,270 x 12 months	\$	507,240
2	Parking (annualized as of November 2016)	\$635 x 12 months		7,620
3	Laundry (actual)			6,460
4	Gross income			521,320
5	Less vacancy (actual)			(4,265)
6	Effective gross income			517,055
Expenses (November 1, 2015 to October 31, 2016)				
7	Garbage			6,032
8	Property taxes (2016)			64,180
9	Pest control			226
10	Business permit			1,774
11	Water & sewer			30,251
12	Insurance			7,767
13	Gas			24,755
14	Fire equipment			1,570
15	Electricity			5,314
16	Telephone			502
17	Elevator			4,712
18	Repairs & maintenance			36,000
19	Intercom			100
20	Landscaping			4,298
21	Wages			31,817
22	Property management			16,804
23	Total expenses			(236,102)
24	Net operating income		\$	280,953

(18) Repairs & maintenance normalized to \$750 per unit per year

(22) Property management normalized at 3.25% of gross effective income