

Goodman

R E P O R T

Oak Manor
3050 Oak Street, Vancouver
March 2011 Rent Roll

SUITE	TYPE	DESCRIPTION	RENT (\$)
1	1 bedroom	Garden private yard, separate entrance	1,550
2	1 bedroom	Basement	875
3	1 bedroom	Basement	1,000
4	2 bedroom	Basement	1,400
5	1 bedroom	Main Floor	1,200
6	Large studio	Main Floor	1,000
7	1 bedroom	Main Floor	1,200
8	1 bedroom	Main Floor	1,200
9	2 bedroom	Top Floor	1,550
		Split level with skylights	
10	1 bedroom	Top Floor	1,400
11	1 bedroom	Top Floor	1,250
		Top Floor	
12	2 bedroom	Split level with skylights	1,750
TOTAL			\$ 15,375

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2011 Proforma

Income (Annualized March 2011)

Rents	15,375	x 12 months	\$	184,500
Laundry	100	x 12 months		1,200
Garage / Storage	350	x 12 months		4,200 *1
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Sub-Total				189,900
Less Vacancy at 1%				1,899
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Effective Gross Income			\$	188,001

Expenses

Property Taxes				7,562
Water & Sewer				2,214
Repairs & Maintenance	800	x 12 suites		9,600 *2
Caretaker	45	x 12 suites x 12		6,480 *3
Insurance				4,734
Terasen Gas				5,725
Hydro				613
Landscaping (estimate)				1,500
Garbage				327
Licence				827
Fire Testing				440
Laundry Rental				666
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Total Expenses			\$	40,688

Net Operating Income **\$ 147,313**

NOTES:

- *1 There are an additional 2 vacant garages that can be rented out as storage lockers for an additional \$500/month (approx.)
- *2 Repairs/maintenance is normalized to \$800/suite/year.
- *3 We have included Caretaker expense at \$6,480. Property is currently self-managed.