

The Impala
8735 Selkirk, Vancouver, BC
February 2012 Rent Roll

SUITE #	TYPE	CURRENT RENT (\$)	MOVE IN DATE
101	2 bedroom	1,232	Jan-07
102	2 bedroom	1,051	Jun-02
103	1 bedroom	813	Apr-10
104	2 bedroom	1,050	Mar-11
201	1 bedroom	810	Mar-02
202	1 bedroom	780	Apr-11
203	1 bedroom	807	Nov-08
204	1 bedroom	800	Oct-11
205	1 bedroom	764	Feb-00
206	1 bedroom	780	Oct-07
207	1 bedroom	800	Feb-09
208	1 bedroom	814	Aug-04
209	1 bedroom	784	Apr-03
301	1 bedroom	701	Aug-91
302	1 bedroom	799	Sep-06
303	1 bedroom	782	Nov-05
304	1 bedroom	742	Feb-08
305	1 bedroom	800	Sep-11
306	1 bedroom	800	Oct-11
307	1 bedroom	759	May-94
308	1 bedroom	780	May-11
309	1 bedroom	785	Aug-08
TOTAL	22 Suites	18,233	x 12 = \$218,796

	One Bedroom (19 suites)	Two Bedroom (*3 suites)
2011 CMHC Marpole Averages	\$812	\$1,069
The Impala	\$784	\$1,111

* One 2-BR suite includes a den.

Goodman report:

The Impala 8735 Selkirk, Vancouver, BC 2012 Income and Expenses

Income (Annualized as of February 2012)		
Rents	(\$18,233 x 12 months)	\$ 218,796
Parking	(\$95 x 12 months)	1,140
Laundry	(\$385 x 12 months)	4,620
		224,556
Less Vacancy at 1%		- 2,246
Effective Gross Income		\$ 222,310

Expenses (2011)		
Taxes		\$ 11,951
Insurance		7,392
License/Dues/Fees		1,543
Telephone		234
Wages/Benefits		16,250
Repairs/Maintenance (\$800 x 22 units)		17,600 ⁽¹⁾
Water/Sewer		6,881
Office Miscellaneous		1,634
Professional Fees		1,875 ⁽²⁾
Booking Charges		539
Advertising		272
Pest Control		550
Fire Inspection		1,058
Landscaping		1,600
Utilities		19,884
Garbage		1,975
Property Management (4.3%)		9,559 ⁽³⁾
Total Expenses		\$ 100,797
Net Operating Income		\$ 121,513

Notes:

- (1) Repairs and Maintenance normalized to \$800/suite.
- (2) Accounting normalized.
- (3) Property Management at 4.3% of Effective Gross Income.