

Goodman report:

The Kaleden
1015 West 13th Avenue, Vancouver
June 2013 Rent Roll

	Suite #	Type	Outlook	Total Rent (\$)
	101	1 bedroom	S/E	1,100
	102	2 bedroom	N/E	1,400
	103	1 bedroom	S/W	1,100
	201	2 bedroom	S/E	1,600
	202	2 bedroom	N/E	1,600
	203	2 bedroom	N/W	1,550
	204	2 bedroom	S/W	1,650
	301	2 bedroom	S/E	1,550
	302	2 bedroom	N/E	1,578
	* 303	1 bedroom	N/W	700
	304	2 bedroom	S/W	1,750
	Total	11 Suites		\$ 15,578

Notes:

- * Tenant receives rent abatement in suite #303 in return for caretaking duties. Market rent \$1,200/month.

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The Kaleden 1015 West 13th Avenue, Vancouver 2013 Income and Expenses

Income (Annualized as of June 2013)			
Rents	(\$15,578 x 12 months)	\$	186,936
Laundry	(\$300 x 12 months)		3,600
Parking			-
		\$	190,536
Less Vacancy at 0.5%		\$	953
Effective Gross Income		\$	189,583

Expenses			
Taxes (2013)			13,194
Gas/hydro/water			11,850
Insurance			6,872
Garbage			1,536
* License			500
* Fire system			500
(1) Repairs & Maintenance			8,250
Total Expenses		\$	42,702
Net Operating Income		\$	146,881

Notes:

(1) Repairs & Maintenance stabilized at \$8,250 (\$750/suite).

* Estimated expense costs.

No management expense reported as building is self-managed. Tenant in suite #303 acts as the caretaker.