

**3551 Commercial Street, Vancouver  
2014 Rent Roll**

Address	Type	SF	Current Rents (\$)	Details
3551 Commercial	bachelor	600	900	ground floor rear; semi-furnished
3559 Commercial	bachelor	400	800	ground floor rear; fully furnished
#1 - 3555 Commercial	2 bedroom	785	1,550	second floor; with covered patio deck
#2 - 3555 Commercial	2 bedroom	785	1,475	second floor; with covered patio deck
* 3551 Commercial	commercial/office	430	1,500	high ceilings; full kitchen and 3 piece washroom
3559 Commercial	commercial	300	1,000	high ceilings; 2 piece powder room
<b>Total</b>	<b>6 suites</b>	<b>3,300</b>	<b>\$ 7,225</b>	

Notes:

\* Currently occupied by the owner. Will consider lease back at \$1,500 per month.

**2014 Income and Expenses**

Income		
Rent	(\$7,225 x 12 months)	\$ 86,700
<b>Effective Gross Income</b>		<b>\$ 86,700</b>
Expenses (2014)		
Property taxes		3,054
Insurance		2,387
Water / Sewer		577
* Caretaker		3,600
Repairs and Maintenance		2,400
Hydro		900
License		260
Garbage / recycling		196
<b>Total Expenses</b>		<b>\$ 13,374</b>
<b>Net Operating Income</b>		<b>\$ 73,326</b>

Notes:

\* Property is currently self-managed. A normalized caretaker fee of \$3,600/year has been added.