

Goodman report:

**Sussex Court
6780 Sussex Court, Burnaby, BC
January 2012 Rent Roll**

SUITE #	TYPE	CURRENT RENT (\$)	MOVE IN DATE
1	2 bedroom	1,100	1-May-09
2	2 bedroom	1,080	1-Aug-01
3	2 bedroom	1,200	15-Nov-07
4	2 bedroom	1,150	1-Jul-10
5	2 bedroom	1,180	1-Aug-11
6	2 bedroom	1,180	1-Jul-10
7	2 bedroom	1,150	
8	2 bedroom	1,170	1-Jun-10
9	2 bedroom	1,150	15-Dec-07
10	2 bedroom	1,180	11-Oct-11
11	2 bedroom	1,080	1-Dec-11
* 12	1 bedroom	780	1-Aug-11
TOTAL	12 Suites	\$ 13,400	x 12 \$160,800 per annum

* Unauthorized suite.

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**Sussex Court
6780 Sussex Court, Burnaby, BC
2012 Income and Expenses**

Income (Annualized January 2012)		
Rent	(\$13,400 x 12 mo.)	\$ 160,800
Parking	(Inc.)	
Laundry	(\$120 x 12 mo.)	1,440
Gross Income		\$ 162,240
Less Vacancy at 1.5%		- 2,434
Effective Gross Income		\$ 159,806

Expenses		
Electrical		\$ 281
(1) Taxes		14,101
Insurance		3,450
Garbage		1,456
License		300
Fire Inspection		290
Pest Control		350
(2) Repairs and Maintenance		8,400
Heat		6,232
(3) Caretaker		5,060
(4) Shaw		5,124
Total Expenses		\$ 45,044
Net Operating Income		\$ 114,762

- Notes:
- (1) Taxes included water and sewer.
 - (2) Repairs and Maintenance normalized at \$700/unit/year.
 - (3) Caretaker normalized at \$5,060 (currently self managed).
 - (4) We recommend that the cable charge of \$5,124 be phased out.