

**240 St. Andrews Avenue, North Vancouver
August 2014 Rent Roll**

Suite #	Type	Rent (\$)	Parking (\$)	Storage (\$)	Total Rent (\$)
* 100	Bachelor	800			800
101	1 bedroom	950	25	25	1,000
102	1 bedroom	975	25		1,000
103	1 bedroom	875	50		925
104	1 bedroom	950			950
105	1 bedroom	950	50		1,000
106	1 bedroom	950	25	25	1,000
201	1 bedroom	900	included		900
202	1 bedroom	975	25		1,000
203	1 bedroom	925	25		950
204	1 bedroom	975	50	25	1,050
205	1 bedroom	900	included		900
206	1 bedroom	925	25		950
** 301-306	Owner's Penthouse	(approx. 4,500 sq. ft.)			-
Total	13 Suites	\$12,050	\$300	\$75	\$12,425

Notes:

* Unauthorized.

** Originally six suites.

Goodman report:

240 St. Andrews Avenue, North Vancouver Income and Expenses

Income (Annualized as of July 2014)		
Rents	(\$12,050 x 12 months)	\$ 144,600
Parking	(\$300 x 12 months)	3,600
Storage	(\$75 x 12 months)	900
Laundry		3,200
		<u>\$ 152,300</u>
Less Vacancy at 1.5%		<u>2,285</u>
Effective Gross Income		\$ 150,016

Expenses (2013)		
Taxes		\$ 15,631
Insurance		6,144
* Repairs and Maintenance (13 suites)		10,400 (\$800/unit)
Utilities (gas for hot water and common electricity)		3,500
* Landscaping		2,500
Office		793
Bank charges		462
Elevator		2,300
Garbage		2,500
Water / Sewer		6,908
* Caretaker		7,800 (\$50/unit)
Property Management		-
Laundry		1,656
Total Expenses		\$ 60,594
Net Operating Income		\$ 89,422

Notes:

Tenants pay own electric heat.

* Normalized expenses.