

# Goodman

## R E P O R T

**Radil Plaza**  
**6675 Dow Avenue, Burnaby, BC**  
**Statement of Operations**

<b>Income</b>		
Rents	(annualized as of Aug. 2007) \$13,805 x 12	\$ 165,660
Parking	(included in rent)	-
Laundry	(approximate)	<u>2,600</u>
		168,260
	Less Vacancy at 0.5%	<u>841</u>
<b>Effective Gross Income</b>		<b>\$ 167,419</b>

**\* Expenses**

Property Taxes (2007)	\$ 10,917
Water (2007)	6,824
Insurance (2007)	7,080
Hydro (2006)	1,503
Gas (2006)	17,720
** Total Wages & Benefit (2007)	13,000
*** Maintenance (\$600 x 22 units)	13,200
Permits/Licenses/Dues (2006)	1,021
Scavenging (2007)	<u>4,200</u>

**Total Expenses** \$ 75,465

**Net Operating Income (projected)** \$ 91,954

2006 capital expenditures not expensed:

1.) Roof on penthouse	\$ 9,000
2.) Fire expenditure	<u>19,000</u>
	\$ 28,000

Notes:

\* The expenses are made up of a combination of 2006/2007 figures, all of which are actual amounts.

\*\* Caretaker receives a salary of \$13,000 per year and pays only \$400 for a 2 bedroom suite.

\*\*\* The Maintenance figure is a normalized amount for 2007.



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Rent Roll at August 2007

Suite #	Unit Type	Rent	Approx. sq. ft.
101	2 Bedroom	550.00	864
* 102	2 Bedroom	400.00	864
103	1 Bedroom	550.00	638
104	1 Bedroom	650.00	638
105	1 Bedroom	650.00	638
106	1 Bedroom	650.00	638
107	1 Bedroom	650.00	638
108	1 Bedroom	550.00	638
109	1 Bedroom	675.00	638
210	2 Bedroom	1,100.00	864
211	2 Bedroom	800.00	864
212	1 Bedroom	880.00	638
213	1 Bedroom	675.00	638
214	1 Bedroom	550.00	638
215	1 Bedroom	650.00	638
216	1 Bedroom	675.00	638
217	1 Bedroom	550.00	638
218	1 Bedroom	700.00	638
219	1 Bedroom	500.00	638
301	3Br penthouse	1,400.00	1,403
		<b>13,805.00</b>	<b>14,429</b>

\* Manager's suite

