

## RENT ROLL

### FEBRUARY 2018

Suite #	Type	Rent (\$)	Size (SF)	Rent/SF (\$)
1	1 bedroom renovated	2,200	677	3.25
2	bachelor	872	528	1.65
101	1 bedroom	1,129	744	1.52
102	1 bedroom renovated	2,150	715	3.01
103	1 bedroom	1,118	740	1.51
104	1 bedroom	1,084	723	1.50
201*	1 bedroom renovated	2,200	706	3.12
202	1 bedroom renovated	2,240	747	3.00
203	1 bedroom renovated	2,281	734	3.11
204	1 bedroom renovated	2,281	730	3.13
<b>Total</b>	<b>10 suites</b>	<b>17,556</b>	<b>7,044</b>	<b>2.49</b>

\* Suite is currently listed for lease - rate 'at market'.

\*\* All suites received rent increase as of Oct 1, 2017, excluding #1, 102 and 201.

## INCOME AND EXPENSES

### 2018

Income (annualized as of Feb 2018)			Actual	
1	Rent	\$	210,673	
2	Parking (assume \$200 x 4 garages x 12 months)		9,600	
3	Laundry (\$5 x 4 units x 52 weeks)		1,040	
4	Gross income		221,313	
5	Less vacancy at 0.5%		(1,107)	
6	<b>Effective gross income</b>	<b>\$</b>	<b>220,207</b>	
Expenses (based on 2017 Actuals unless otherwise noted)				
7	Insurance (Normalized)		4,000	
8	License (Actual 2018)		702	
9	Taxes		10,155	
10	Repairs & maintenance (Normalized)		8,000	
11	BC Hydro		983	
12	Water/sewer		2,903	
13	Landscaping		1,432	
14	Pest control (Normalized)		500	
15	Annual fire inspection (Normalized)		307	
16	Caretaker (Normalized)		6,000	
17	Waste		5,818	
18	Fortis		5,651	per unit:
19	Total expenses		(46,452)	(4,645)
20	<b>Stabilized net operating income</b>	<b>\$</b>	<b>173,755</b>	

(7) Actual insurance was \$7,198 for 2017

(14) Actual pest control was 0.

(10) Repairs and maintenance normalized at \$800 per unit per annum

(16) Caretaker normalized at \$60 per unit per month