

RENT ROLL

DECEMBER 2016

Suite #	Type	Rent (\$)	* Parking (\$)	Total rent (\$)
101	2 bedroom	1,540	25	1,565
102	1 bedroom	915		915
103	1 bedroom	1,270	60	1,330
104	Bachelor	940		940
201	1 bedroom	1,230		1,230
202	1 bedroom	1,220	35	1,255
203 **	2 bedroom	1,750	80	1,830
204	1 bedroom	1,205	30	1,235
205	1 bedroom	925		925
206	Bachelor	825	25	850
207	1 bedroom	1,230		1,230
208	Bachelor	970		970
209	Bachelor	935		935
210	Bachelor	990		990
211	1 bedroom	1,057	25	1,082
301	1 bedroom	978		978
302	1 bedroom	1,205		1,205
303	2 bedroom	1,600	30	1,630
304	1 bedroom	1,175	30	1,205
305	1 bedroom	1,035		1,035
306	Bachelor	740		740
307	1 bedroom	1,230	30	1,260
308	Bachelor	890	30	920
309	Bachelor	860	30	890
310	Bachelor	730		730
311	1 bedroom	1,320		1,320
401	2 bedroom	1,660	25	1,685
Total	27 suites	30,425	455	30,880

* 5 additional parking stalls are rented out to non-tenants at \$60/month

** Caretaker's suite

INCOME AND EXPENSES 2016

Income (annualized as of December 2016)			
1	Rent	\$30,425 x 12 months	\$ 365,100
2	Parking	\$755 x 12 months	9,060
3	Laundry	\$210 x 12 months	2,520
4	Gross income		376,680
5	Less vacancy at 0.25%		(942)
6	Effective gross income		375,738
Expenses (extrapolated from 2016 ten-month statement)*			
7	Repairs & maintenance		21,600
8	Insurance		12,106
9	Property taxes		23,070
10	Gas		5,095
11	Water/Sewer		2,513
12	Waste		2,963
13	Electricity		2,036
14	Wages & benefits		19,440
15	Pest control		434
16	Landscaping		1,400
17	Fire inspection		600
18	Office		469
19	Intercom		703
20	Elevator		2,588
21	License & dues		1,500
22	Property management		12,211
23	Total expenses		(108,728)
24	Net operating income		267,010

*All actual expenses except those noted below

- (7) Repairs and maintenance normalized at \$800/unit/year
- (14) Wages & Benefits normalized to \$60/unit/year
- (17) Fire inspection normalized
- (21) Licences & dues normalized
- (22) Property management at 3.25% of effective gross income