

RENT ROLL

SEPT 2016

Suite #	Type	Rent (\$)	* Size (SF)	Rent/SF (\$)
1	Bachelor	850	450	1.89
2	Bachelor	850	450	1.89
3	1 bedroom	992	650	1.53
4	1 bedroom	1,003	650	1.54
5	1 bedroom	985	650	1.52
6	1 bedroom	985	650	1.52
7	1 bedroom	985	650	1.52
8	1 bedroom	985	650	1.52
9	1 bedroom	937	650	1.44
10	1 bedroom	985	650	1.52
Total	10 suites	9,557	6,100	1.57

INCOME AND EXPENSES

2016

Income (annualized as of September 2016)				
1	Rent	\$9,557 x 12 months	\$	114,684
2	Parking	\$80 x 12 months		960
3	Storage	\$500 x 12 months		6,000
4	Laundry	\$125 x 12 months		1,500
5	Gross income			123,144
6	Less vacancy at 0.6%			(739)
7	Effective gross income			122,405
Expenses (2015)				
8	Bank charges			53
9	Business license			704
10	Caretaker			6,000
11	Workers' compensation			77
12	Hydro			611
13	Gas			5,039
14	Insurance			6,013
15	Repairs & maintenance			7,500
16	Membership			125
17	Misc			495
18	Property tax (2016)			8,287
19	Garbage			1,830
20	Water & sewer			1,388
21	Total expenses			(38,122)
22	Net operating income		\$	84,283

(10) Caretaker now receives free rent, which equates to \$11,820/year plus CCP expense of \$745/year. Normalized to \$50/unit/month

(15) Repairs and maintenance normalized at \$750/unit/year

* Management fee of \$6,600 being paid to one of the owners has been deducted