

## RENT ROLL

### SEPT 2016

Suite #	Type	Rent (\$)	Parking (\$)	Total rent (\$)	Size (SF)	Rent/SF (\$)
1	1 bedroom	1,154		1,154	600	1.92
2	1 bedroom	951		951	600	1.59
3	1 bedroom	1,168	10	1,178	600	1.95
4	1 bedroom	1,284	10	1,294	600	2.14
5	2 bedroom	1,750		1,750	825	2.12
6	1 bedroom	1,318		1,318	600	2.20
7	1 bedroom	1,423		1,423	600	2.37
8	1 bedroom	1,414		1,414	600	2.36
9	1 bedroom	1,152		1,152	600	1.92
10	Bachelor PH	1,157		1,157	425	2.72
11	1 bedroom PH	1,660	15	1,675	700	2.37
12 *	1 bedroom	950		950	600	1.58
<b>Total</b>	<b>12 suites</b>	<b>15,381</b>	<b>35</b>	<b>15,416</b>	<b>7,350</b>	<b>2.09</b>

\* Manager's suite; receives rent abatement of approximately \$450 per month.

## INCOME AND EXPENSES

### 2016

Income (annualized as of September 2016)			
1	Rent (\$15,381 x 12 months)	\$	184,572
2	Parking (\$35 x 12 months)		420
3	Laundry		2,781
4	Gross income		187,773
5	Less vacancy at 0.3%		(563)
6	<b>Effective gross income</b>		<b>187,210</b>
Expenses (For the year ending March 31, 2016)			
7	Insurance		5,472
8	License		804
9	Taxes		12,144
10	Repairs & maintenance		9,000
11	Utilities		6,308
12	Water/sewer		1,886
13	Landscaping		520
14	Pest control		175
15	Annual fire inspection		561
16	Caretaker		6,480
17	Total expenses		(43,350)
18	<b>Net operating income</b>		<b>143,860</b>

(10) Repairs & maintenance normalized to \$750/unit/year

(16) Caretaker expense normalized at \$45/unit/month