

15088 Thrift Avenue
January 2012 Rent Roll

SUITE #	TYPE	SIZE (SF)	MOVE IN DATE	CURRENT RENT (\$)	PARKING	TOTAL RENT (\$)	DATE INCREASE	IMPROVEMENTS
101	2 bedroom	1,038	May -04	1,248	20	1,268	May-06	New carpet, laminate, light fixtures, counters, sink, faucet Over-range MW New W/D, DW
102	1 bedroom	548	November-10	965	25	990		New carpet, porcelain tile New kitchen cabinets, counter, s/s appliances New vanity, sink, faucet New W/D, DW
103	2 bedroom	943	February-05	1,110	25	1,135	April-09	New carpet, lino, light fixtures Granite counter, over-range MW New bathroom counter, sink, faucet New bathroom mirror, lights New W/D, DW
201	2 bedroom	1,096	May-04	1,305	40	1,345	May-09	New carpet, laminate, light fixtures New s/s Refrig. over-range MW, DW Porcelain tile in bathroom New bathroom counter, sink, faucet LR and M-Bedroom ceiling fans
202	1 bedroom	548	February-10	895	25	920		New carpet, lino Over-range MW New bathroom counter, sink, faucet New bathroom mirror, lights New W/D, DW
203	2 bedroom	942		1,110		1,110	October-08	New DW, light fixtures
* 301	2 bedroom	1,094		1,450	50	1,500		New carpet, porcelain tile Granite kitchen counters LR and both Bedrooms ceiling fans New bathroom counter, sink, faucet New bathroom mirror, lights New W/D, DW, over-range MW, s/s Refrig.
302	1 bedroom	550	March-04	850		850	May-08	New carpet, lino Over-range MW New bathroom counter, sink, faucet New bathroom mirror, lights New W/D, DW
303	2 bedroom	940	April-04	1,325	50	1,375		New carpet, porcelain tile Granite kitchen counters LR and Bedrooms ceiling fans New bathroom counter, sink, faucet New bathroom mirror, lights New W/D, DW, over-range MW
9 Suites		7,699		\$ 10,258	\$ 235	\$ 10,493		

* Owner's suite - \$1,450/month is an estimated market rate.

Goodman report:

15088 Thrift Avenue 2011 Income and Expenses

Income		
Rent	(\$10,258 x 12 mo.)	\$ 123,096
Parking	(\$235 x 12 mo.)	2,820
Laundry	(Inc.)	-
Gross Income		<u>\$ 125,916</u>
Less Vacancy at 0.5%		- 630
Effective Gross Income		<u><u>\$ 125,286</u></u>

Expenses (2011)		
Gas		\$ 6,884
BC Hydro		3,281
Water		575
Elevator		2,478
Snow removal		520
Lawn		900
Miscellaneous		1,528
License		288
Insurance		3,911
Taxes		15,272
* Caretaker		4,320
* Repairs/Maintenance (\$750/unit)		6,750
Total Expenses		<u>\$ 46,707</u>
Projected Net Operating Income		<u><u>\$ 78,579</u></u>

* Normalized.