

# Goodman report:

**Rundle Manor**  
**129 Agnes Street, New Westminster**  
**2012 Proforma**

Income		
Rent	(\$12,229 x 12 months)	\$ 146,748
Parking		585
Laundry		1,288
		148,621
Less Vacancy at 1%		- 1,486
<b>Effective Gross Income</b>		<b>\$ 147,135</b>

Expenses (2010/2011)		
* Repairs & Maintenance	(\$650/unit)	\$ 11,050 <sup>(1)</sup>
Cablevision		6,898
Elevator Maintenance		1,800 <sup>(2)</sup>
Legal & Accounting		2,831
* License fees		818
* Caretaker & Management		9,600
Property Taxes		10,542
Gas		11,352
Electrical		1,838
Garbage		3,093
Water		3,160
* Sewer & Recycling		4,504
Advertising		243
Housekeeping & Office Supplies		425
* Insurance		8,174
<b>Total Expenses</b>		<b>\$ 76,328</b>
<b>Net Operating Income</b>		<b>\$ 70,807</b>

Notes:

The expenses are a compilation of both 2010/2011.

(1) Repairs & Maintenance normalized at \$650/unit/year.

(2) Elevator Maintenance estimated at \$1,800/year.

\* Expenses are based on 2011.