

RENT ROLL

DECEMBER 2017

Suite #	Type	September Rent (\$)	December 1 Rent (\$) **	Move in Date	Deposit
101	1 Bedroom	890	922	2013-08-01	890
102	2 Bedroom	1,420	1,420	2009-08-27	860 *
103	Bachelor	720	746	2016-02-15	360
104	1 Bedroom	1,120	1,120	2016-09-15	560
201	1 Bedroom	980	1,016	2010-07-27	490
202	2 Bedroom	1,369	1,369	2010-02-01	860
203	1 Bedroom	1,050	1,088	2015-03-01	725 *
204	1 Bedroom	1,020	1,057	2016-06-01	760 *
205	1 Bedroom	980	1,016	2011-08-01	690 *
206	1 Bedroom	1,180	1,223	2016-09-01	590
301	1 Bedroom	1,050	1,088	2016-06-01	775 *
302	2 Bedroom	1,400	1,400	2008-07-15	875 *
303	1 Bedroom	1,080	1,119	2012-12-15	540
304	1 Bedroom	1,120	1,120	2017-01-01	560
305	1 Bedroom	1,080	1,119	2008-08-01	775 *
306	1 Bedroom	1,200	1,200	2017-05-15	600
Total	16 suites	\$ 17,659	\$ 18,023		\$ 10,910

* Deposit includes additional \$200 cat deposit

** This column reflects 3.7% increases effective December 1st 2017

INCOME AND EXPENSES

DECEMBER 2017

Income (annualized as of December 2017)			
1	Rent	\$18,023 x 12 months	\$ 216,276
2	Laundry	\$5 x 16 units x 52 weeks	4,160
3	Gross income		220,436
4	Less vacancy at 0.3%		(661)
5	Effective gross income		219,775
Expenses (2016)			
6	Property tax		10,512
7	Water & sewer		4,058
8	Insurance		7,214
9	Electricity		1,290
10	Gas		7,236
11	Waste control		2,140
13	Apartment cleaning		7,200
14	Landscaping		2,526
15	Business license		1,152
16	Repairs and maintenance		11,200
17	Property manager		6,750
18	Total expenses		(61,278)
19	Net operating income		158,497

(16) Repairs & maintenance normalized to \$700/unit/year (actual \$353/unit in 2016)