

252 Frank Street - Income and Expense Analysis

Rent Roll

- #1	Bachelor	\$ 675
- #2	2 bedroom \$1,000	lower level, no balcony
- #3	2 bedroom	\$1,200
- #4	2 bedroom	\$1,260
- #5	2 bedroom \$ 945	15 years
- #6	2 bedroom	\$1,200
- #7	2 bedroom	\$1,200
- #8	2 bedroom \$1,400	most recent lease - represents market rent for 6 of the 2 bedroom units
<hr style="width: 20%; margin: 0 auto;"/>		\$8,880/ month

Income as reported

Expenses as reported for 2011

\$8,880/ month X 12 <hr style="width: 100%;"/> \$106,560 Gross Income	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Heat</td> <td style="width: 50%; text-align: right;">\$ 4,311.43</td> </tr> <tr> <td>Tax</td> <td style="text-align: right;">\$15,837.28</td> </tr> <tr> <td>Insurance</td> <td style="text-align: right;">\$ 2,426.76</td> </tr> <tr> <td>Hydro</td> <td style="text-align: right;">\$ 650.98</td> </tr> <tr> <td>Water</td> <td style="text-align: right;">\$ 2,486.23</td> </tr> <tr> <td colspan="2" style="text-align: center;"> <hr style="width: 100%;"/> </td> </tr> <tr> <td style="text-align: center;">Total Expense [23% of Gross]</td> <td style="text-align: right;">\$25,712.68</td> </tr> </table>	Heat	\$ 4,311.43	Tax	\$15,837.28	Insurance	\$ 2,426.76	Hydro	\$ 650.98	Water	\$ 2,486.23	<hr style="width: 100%;"/>		Total Expense [23% of Gross]	\$25,712.68
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Total Expense [23% of Gross]	\$25,712.68														

\$ 5,220 parking
 \$ 900 laundry

\$ 112,680

\$ 112,680.00	Gross Income
\$ 25,712.68	Expenses
<hr style="width: 100%;"/>	
\$ 86,967.32	Net Income

Ian Hassell