

# Income & Expenses

4058 Albert Steet, Burnaby, BC

## Income (annualized as of June 2021)

Rent .....	\$7,266 x 12 months	\$87,192
Laundry (estimated) .....	\$25 x 52 weeks	\$1,300
Storage Income* .....	\$600x 12 months	\$7,200
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Total Gross Revenue		\$95,692
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Vacancy Allowance (0.5%)		(\$478)
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<b>Effective Gross Revenue</b>		<b>\$95,214</b>

## Operating Expenses (2020)

Property Taxes .....	\$5,592	
Water & Sewer .....	\$3,236	
Insurance .....	\$6,755	
Electricity .....	\$3,866	
Gas .....	\$3,027	
Business License .....	\$180	
Repairs & Maintenance** .....	\$2,800	
Caretaker*** .....	\$3,360	
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<b>Total Expenses</b>		<b>(\$28,816)</b>
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<b>Net Operating Income</b>		<b>\$ 66,398</b>

\* Total monthly revenue \$600 (\$400 + \$200)

\*\* Repairs & maintenance normalized to \$400/unit/year

\*\*\* Caretaker expense normalized to \$40/unit/month

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