

### RILEY PARK PLACE

806 - 10th Street NW, Calgary, Alberta

#### RENT ROLL as of April 1, 2018

Suite	Size (sq.ft.)	No. Bdrms	Rent	Rent (per sq. ft.)	Comments
101	817	2	\$ 1,200	\$ 1.47	
102	500	1	\$ 910	\$ 1.82	
103	400	Bach	\$ 675	\$ 1.69	
104	500	1	\$ 920	\$ 1.84	
105	861	2	\$ 1,240	\$ 1.44	
106	817	2	\$ 1,170	\$ 1.43	
201	817	2	\$ 1,200	\$ 1.47	
202	861	2	\$ 1,200	\$ 1.39	
203	543	1	\$ 930	\$ 1.71	
204	543	1	\$ 940	\$ 1.73	
205	861	2	\$ 1,200	\$ 1.39	
206	817	2	\$ 1,200	\$ 1.47	
301	817	2	\$ 1,195	\$ 1.46	Vacant
302	861	2	\$ 1,200	\$ 1.39	
303	543	1	\$ 950	\$ 1.75	
304	543	1	\$ 950	\$ 1.75	Vacant, Rented May 1
305	861	2	\$ 1,200	\$ 1.39	
306	817	2	\$ 1,220	\$ 1.49	
401	817	2	\$ 1,200	\$ 1.47	
402	861	2	\$ 1,250	\$ 1.45	
403	543	1	\$ 1,040	\$ 1.92	
404	543	1	\$ 950	\$ 1.75	Vacant, Rented May 1
405	861	2	\$ 1,200	\$ 1.39	
406	817	2	\$ 1,195	\$ 1.46	Vacant
<b>Total</b>	<b>17,221</b>		<b>\$ 26,335</b>	<b>\$ 1.53</b>	

\* Measurements are approximate, to be verified by purchaser

#### PROFORMA INCOME STATEMENT as of April 1, 2018

	\$/Annum	\$/Suite	%EGI
<b>Revenue</b>			
Gross Rental Income	\$ 316,020	\$ 13,168	
Parking Revenue	\$ -	\$ -	
Laundry Revenue	\$ 6,000	\$ 250	
Potential Gross Income	\$ 322,020		
Vacancy Allowance	4% \$ (12,881)	\$ (536.70)	
<b>Effective Gross Income</b>	<b>\$ 309,139</b>	<b>\$ 12,881</b>	
<b>Operating Costs</b>			
Property Tax	\$ 28,668	\$ 1,195	9.27%
Management Fee	\$ 10,820	\$ 451	3.50%
Salaries	\$ 9,000	\$ 375	2.91%
Repairs & Maintenance	\$ 22,800	\$ 950	7.38%
Utilities	\$ 30,234	\$ 1,260	9.78%
Waste Management	\$ 2,089	\$ 87	0.68%
Insurance	\$ 2,741	\$ 114	0.89%
<b>Total Operating Costs</b>	<b>\$ 106,352</b>	<b>\$ 4,431</b>	<b>34.40%</b>
<b>Net Operating Income</b>	<b>\$ 202,787</b>	<b>\$ 8,449.46</b>	<b>65.60%</b>