

52 Powell Street

Proforma Operating Statement if fully leased

Floor	sq. ft.	rental	Gross	Net	Exp/sq. ft.	Monthly Exp	Monthly net	
		Rent						
Top Floor	2000	\$ 3,500	\$ 21	\$ 16.28	\$ 4.72	\$ 786.97	\$ 2,713.03	
Third Floor	2000	\$ 3,500	\$ 21	\$ 16.28	\$ 4.72	\$ 786.97	\$ 2,713.03	
Second Floor	2000	\$ 3,500	\$ 21	\$ 16.28	\$ 4.72	\$ 786.97	\$ 2,713.03	
Main Floor	4500	\$ 5,300		\$ 14.13			\$ 5,285.87	
	<u>10500</u>							
Total net monthly rental							\$ 13,424.96	
Annual Net Rental		\$ 161,100						
Purchase Price	\$ 2,788,000							
Cap rate		5.78%						

Operating Expenses

Property Tax	20,599
Insurance	3,500
garbage	1,100
Janitorial	1,000
Licences	500
Lighting	1,100
Hydro	1,500
Professional Fees	1,000
Repairs and Maint.	10,000
Supplies	1,000
Water	300
Vacancy	7,980
Total Expenses	49,579

4.72