

Pro Forma Statement
10715 84 Ave Edmonton, AB
Between the Period of August 1, 2021 to July 31, 2022

INCOME

Rental Income	\$145,960.00
<i>Laundry Income</i>	\$2,400.00
<i>Vacancy (3%)</i>	\$4,378.80
Gross Income	\$143,981.20

OPERATING EXPENSES

<i>Property Taxes</i>	\$19,386.39
<i>Maintenance</i>	\$3,452.00
<i>Utilities (Natural Gas, Water, Electricity, Garbage)</i>	\$18,501.20
<i>Insurance</i>	\$6,028.00
TOTAL OPERATING EXPENSES	\$47,367.59
NET OPERATING INCOME	\$96,613.61

Cap Rate Based On A Sale Price Of:	\$1,825,000.00	5.29%
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RENT ROLL

Suite No.	Suite Type	Monthly Rent	Effective Leas End Date (yr/mm/dd)	
101	1 bedroom	\$950.00	5/31/2023	
102	2 bedroom	\$1,050.00	Month to Month	Since 2018
103	1 bedroom	\$900.00	5/31/2023	
104	1 bedroom	\$925.00	Month to Month	Since 2021
201	1 bedroom	\$995.00	Month to Month	
202	3 bedroom	\$1,400.00	Month to Month	Since 2019
203	1 bedroom	\$995.00	Month to Month	Since 2019
204	1 bedroom	\$995.00	Month to Month	Since 2018
301	1 bedroom	\$995.00	Month to Month	Since 2020
302	3 bedroom	\$1,350.00	Month to Month	Since 2019
303	1 bedroom	\$995.00	5/31/2023	
304	1 bedroom	\$995.00	5/31/2023	
		\$12,545.00		

x 12
Gross Annual Rental Income \$150,540.00

Note: No vacant units for showings. Data is accurate as of December 31, 2022. Maintenance includes Annual Fire Alarm Inspection (\$930/year)

Property Tax - Annual		
2021	2022	2023
\$18,876.77	\$19,386.39	

Natural Gas - Annual				
	2021	2022	2023	Total
Jan	\$612.00	\$639.00	\$1,579.97	\$2,830.97
Feb	\$612.00	\$639.00	\$1,066.49	\$2,317.49
Mar	\$612.00	\$639.00	\$1,071.65	\$2,322.65
Apr	\$612.00	\$639.00		\$1,251.00
May	\$612.00	\$651.35		\$1,263.35
Jun	\$612.00	\$651.35		\$1,263.35
Jul	\$612.00	\$818.06		\$1,430.06
Aug	\$728.00	\$633.79		\$1,361.79
Sep	\$728.00	\$238.43		\$966.43
Oct	\$728.00	\$740.93		\$1,468.93
Nov	\$728.00	\$538.83		\$1,266.83
Dec	\$728.00	\$1,292.22		\$2,020.22
Total	\$7,924.00	\$8,120.96	\$3,718.11	\$16,044.96

Water, Electricity, Garbage - 2021 Month to Month Breakdown						
	Electricity (Common Areas Only)	GST (For Electricity Only)	Garbage (For 12 Units)	Water Charges (For 12 Units and Common Areas)	Drainage Charges	Total
Jan	\$152.75	\$7.64	\$367.91	\$593.53	\$281.38	\$1,403.21
Feb	\$142.62	\$7.13	\$368.28	\$493.88	\$252.06	\$1,263.97
Mar	\$155.84	\$7.79	\$368.28	\$553.30	\$276.97	\$1,362.18
Apr	\$139.26	\$6.96	\$368.28	\$539.46	\$269.15	\$1,323.11
May	\$129.02	\$6.45	\$368.28	\$545.51	\$266.25	\$1,315.51
Jun	\$132.39	\$6.62	\$368.28	\$569.78	\$276.08	\$1,353.15
Jul	\$123.48	\$6.17	\$368.28	\$495.34	\$245.91	\$1,239.18
Aug	\$151.53	\$7.58	\$368.28	\$590.46	\$284.46	\$1,402.31
Sep	\$180.86	\$9.04	\$368.28	\$560.69	\$272.39	\$1,391.26
Oct	\$147.38	\$7.37	\$368.28	\$558.03	\$272.71	\$1,353.77
Nov	\$155.87	\$7.79	\$368.28	\$579.98	\$280.21	\$1,392.13
Dec	\$157.60	\$7.88	\$368.28	\$616.38	\$294.96	\$1,445.10
Total	\$1,768.60	\$88.42	\$4,418.99	\$6,696.34	\$3,272.53	\$16,244.88

Water, Electricity, Garbage - 2022 Month to Month Breakdown

	Electricity (Common Areas Only)	GST (For Electricity Only)	Garbage (For 12 Units)	Water Charges (For 12 Units and Common Areas)	Drainage Charges	Total
Jan	\$181.87	\$9.09	\$368.28	\$602.74	\$295.73	\$1,457.71
Feb	\$200.66	\$10.03	\$368.28	\$602.74	\$295.73	\$1,477.44
Mar	\$219.29	\$10.96	\$368.28	\$542.76	\$274.61	\$1,415.90
Apr	\$335.13	\$16.76	\$368.28	\$696.61	\$919.70	\$2,336.48
May	\$185.15	\$9.26	\$368.28	\$436.74	\$645.07	\$1,644.50
Jun	\$169.71	\$8.49	\$368.28	\$391.11	\$575.06	\$1,512.65
Jul	\$119.91	\$6.00	\$368.28	\$474.60	\$703.16	\$1,671.95
Aug	\$0.00	\$0.00	\$368.28	\$403.41	\$593.93	\$1,365.62
Sep	\$0.00	\$0.00	\$368.28	\$448.96	\$663.82	\$1,481.06
Oct	\$0.00	\$0.00	\$368.28	\$897.91	\$1,327.63	\$2,593.82
Nov	\$0.00	\$0.00	\$368.28	\$416.68	\$614.28	\$1,399.24
Dec	\$0.00	\$0.00	\$368.28	\$537.66	\$628.07	\$1,534.01
Total	\$1,411.72	\$70.59	\$4,419.36	\$6,451.92	\$7,536.79	\$19,890.38

Water, Electricity, Carbage - 2023 Month to Month Breakdown

	Electricity (Common Areas Only)	GST (For Electricity Only)	Garbage (For 12 Units)	Water Charges (For 12 Units and Common Areas)	Drainage Charges	Total
Jan	\$0.00	\$0.00	\$368.28	\$421.37	\$621.48	\$1,411.13
Feb	\$0.00	\$0.00	\$371.41	\$385.29	\$566.12	\$1,322.82
Mar	\$39.76	\$1.99	\$371.64	\$406.00	\$597.89	\$1,417.28
Apr						
May						
Jun						
Jul						
Aug						
Sep						
Oct						
Nov						
Dec						
Total	\$39.76	\$1.99	\$1,111.33	\$1,212.66	\$1,785.49	\$4,151.23

Tenant Information - As Of December 2022				
Unit #	Name	Rent	Deposit	Expiration
101	Jade Frank	\$950.00	\$900.00	5/31/2023
102	Reda & Yosra Sherif	\$1,050.00	\$700.00	Month to Month
103	Shelby Bone & Joshua Brown	\$900.00	\$0.00	5/31/2023
104	Para Faroughian	\$925.00	\$900.00	Month to Month
201	Marjorie Laurent	\$995.00	\$900.00	Month to Month
202	Yousef Nademi	\$1,400.00	\$1,400.00	Month to Month
203	Allyson K Hines	\$995.00	\$900.00	Month to Month
204	Asokumar & Meenambikai Paramsamy	\$995.00	\$700.00	Month to Month
301	Skier Ahmed	\$995.00	\$900.00	Month to Month
302	Harleen Kaur & Swalihah Noorani	\$1,350.00	\$1,350.00	Month to Month
303	Maddie Ryan & Jason Stokes	\$995.00	\$900.00	5/31/2023
304	Anyssa Durie	\$995.00	\$900.00	5/31/2023

Maintenance Cost - 2021 Month to Month Breakdown			
	Cleaners	Repairs	Total
Jan	\$120.00	\$0.00	\$120.00
Feb	\$120.00	\$0.00	\$120.00
Mar	\$120.00	\$0.00	\$120.00
Apr	\$120.00	\$575.00	\$695.00
May	\$120.00	\$0.00	\$120.00
Jun	\$120.00	\$0.00	\$120.00
Jul	\$120.00	\$0.00	\$120.00
Aug	\$120.00	\$0.00	\$120.00
Sep	\$120.00	\$0.00	\$120.00
Oct	\$120.00	\$930.00	\$1,050.00
Nov	\$120.00	\$0.00	\$120.00
Dec	\$120.00	\$774.00	\$894.00
Total	\$1,440.00	\$2,279.00	\$3,719.00

Maintenance Cost - 2022 Month to Month Breakdown

	Cleaners	Repairs	Total
Jan	\$140.00	\$168.00	\$308.00
Feb	\$140.00	\$0.00	\$140.00
Mar	\$140.00	\$0.00	\$140.00
Apr	\$140.00	\$0.00	\$140.00
May	\$140.00	\$0.00	\$140.00
Jun	\$140.00	\$0.00	\$140.00
Jul	\$140.00	\$0.00	\$140.00
Aug	\$140.00	\$0.00	\$140.00
Sep	\$140.00	\$0.00	\$140.00
Oct	\$140.00	\$930.00	\$1,070.00
Nov	\$140.00	\$0.00	\$140.00
Dec	\$140.00	\$385.00	\$525.00
Total	\$1,680.00	\$1,483.00	\$3,163.00