

**Pro Forma Statement**  
**11315 University Ave**  
**Between the Period of August 1, 2021 to July 31, 2022**

**INCOME**

<b>Rental Income</b>	<b>\$59,220.00</b>
<i>Laundry Income</i>	<b>\$0.00</b>
<i>Vacancy (3%)</i>	<b>\$1,776.60</b> (Typically zero vacancy, 3 rooms kept open for viewing)
<b>Gross Income</b>	<b>\$57,443.40</b>

**OPERATING EXPENSES**

<i>Property Taxes</i>	<b>\$6,467.43</b>
<i>Maintenance</i>	<b>\$0.00</b>
<i>Utilities (Natural Gas, Water, Electricity, Garbage)</i>	<b>\$10,800.00</b> Annualized approximate (Gas-\$300/month) (Elec/Water-\$600/month)
<i>Insurance</i>	<b>\$2,396.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$19,663.43</b>
<b>NET OPERATING INCOME</b>	<b>\$37,779.97</b>

<b>Cap Rate Based On A Sale Price Of:</b>	\$699,800.00	5.40%
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**RENT ROLL**

<b>Suite No.</b>	<b>Suite Type</b>	<b>Monthly Rent</b>	<b>Effective Leas End Date (yr/mm/dd)</b>
Upstairs Bedroom 1 - Primary	Primary with Ensuite	\$750.00	Vacant
Upstairs Bedroom 2	1 bedroom	\$480.00	Month to Month
Upstairs Bedroom 3	1 bedroom	\$480.00	Month to Month
Upstairs Bedroom 4	1 bedroom	\$480.00	Month to Month
Main floor Bedroom 5	1 bedroom	\$480.00	Vacant
Main floor Bedroom 6	1 bedroom	\$480.00	Month to Month
Basement Bedroom 7	1 bedroom	\$450.00	Month to Month
Basement Bedroom 8	1 bedroom	\$450.00	Vacant
Basement Bedroom 9	1 bedroom	\$450.00	Month to Month
Garage	Double detached garage	\$250.00	Vacant
Parking pad	1 outdoor stall	\$120.00	Month to Month
Parking pad	1 outdoor stall	\$65.00	Month to Month
		<b>\$4,935.00</b>	

x 12  
**Gross Annual Rental Income** \$59,220.00