

Kings Links Golf Course By The Sea Ltd.

DEPOSITS -MAY , 2007 - APRIL 30, 2008

UNIT	sec dep	Monthly	QUESNEL PROPERTY												TOTAL	
			May	June	July	August	September	October	November	December	January	February	March	April		
1	0 OCCUPIED	475	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	5,700.00
2	212.50 OCCUPIED	450	425.00	425.00	425.00	425.00	425.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,300.00
3	225.00 OCCUPIED	450	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4	237.50 OCCUPIED	475	450.00	450.00	450.00	450.00 vac	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	5,150.00
5	225.00 OCCUPIED	450	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
6	OCCUPIED	385	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	4,620.00
7	237.50 OCCUPIED	475	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00 vac	475.00	475.00	475.00	5,225.00	
8	212.50 OCCUPIED	450	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	450.00	450.00	450.00	5,175.00	
9	OCCUPIED	300	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	
10	vac lot														0.00	
11	OCCUPIED	170	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2,040.00	
12	OCCUPIED	375	400.00	400.00	400.00	400.00	400.00	400.00	400.00	375.00	375.00	375.00	375.00	375.00	4,650.00	
13	OCCUPIED	170	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2,040.00	
14	OCCUPIED	170	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	1,190.00	
15	OCCUPIED	170	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2,040.00	
	1,350.00														57,530.00	
	1,350.00	4,965.00													0.00	
Total income			4,745.00	4,745.00	4,745.00	4,295.00	4,795.00	4,965.00	4,940.00	4,940.00	4,940.00	4,490.00	4,965.00	4,965.00	57,530.00	
	government	cheque	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,020.00	1,020.00	1,045.00	1,020.00	1,020.00		
		cash	3,700.00	3,700.00	3,700.00	3,250.00	3,750.00	3,920.00	3,895.00	3,920.00	3,920.00	3,445.00	3,945.00	3,945.00		

VACANCIES	475.00		475.00	vacant	950.00
					<u>58,480.00</u>

RENTALS

CURRENT RENT

POTENTIAL RENT INCREASE IMMEDIATE NOTICE AVAILABILITY

CURRENT FULL RENT

				MONTHLY			
2 BEDROOM	3 UNITS	475.00	1,425.00	500.00	1,500.00	4,965.00 *12	= <u>59,580.00</u>
2 BEDROOM	3 UNITS	450.00	1,350.00	500.00	1,500.00		
1 BEDROOM	2 UNITS	450.00	900.00	475.00	950.00		
COTTAGE	1	300.00	300.00	325.00	325.00		
MOBILE PADS	4	170.00	680.00	190.00	760.00		
MOBILE PADS+ TRAILER	1	375.00	375.00	400.00	400.00		
VACANT LOT	1		0.00	190.00	190.00		
			5,030.00		5,625.00	5,625.00 *12	= <u>67,500.00</u>
LESS RENT REDUCED	UNIT 6		(65.00)				
ACTUAL RENT			<u>4,965.00</u>				
	ANNUAL		59,580.00				

EXPENSES

PROPERTY TAXES	2,467.00
INSURANCE	3,900.00
UTILITIES	8,200.00
CLEANING SERVICES	3,000.00
MAINTENANCE	3,000.00

ESTIMATED GROSS EXP. 20,567.00 20,567.00

CLOSE TO CITY LIMITS

BIGGER PROFITS FOR SELF MANAGED OPERATIONS

ANNUAL MODEST RENT INCREASES

ACREAGE NOT IN USE - 5

CAPITALIZATION RATE

OWNER MANAGED	NET PROFIT ON RENT	<u>39,013.00</u>	390,130.00	10%
			433,450.00	9%

IF PARTIES REQUIRE OUTSIDE MANAGEMENT THEN FEES ARE NEGOTIATED WITH A MANAGEMENT COMPANY - ESTIMATED FROM 8% TO 12 %