

# Monthly Property Report

**Castleview Park**



December 2021

[www.firesidepropertygroup.com](http://www.firesidepropertygroup.com)

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## Summary

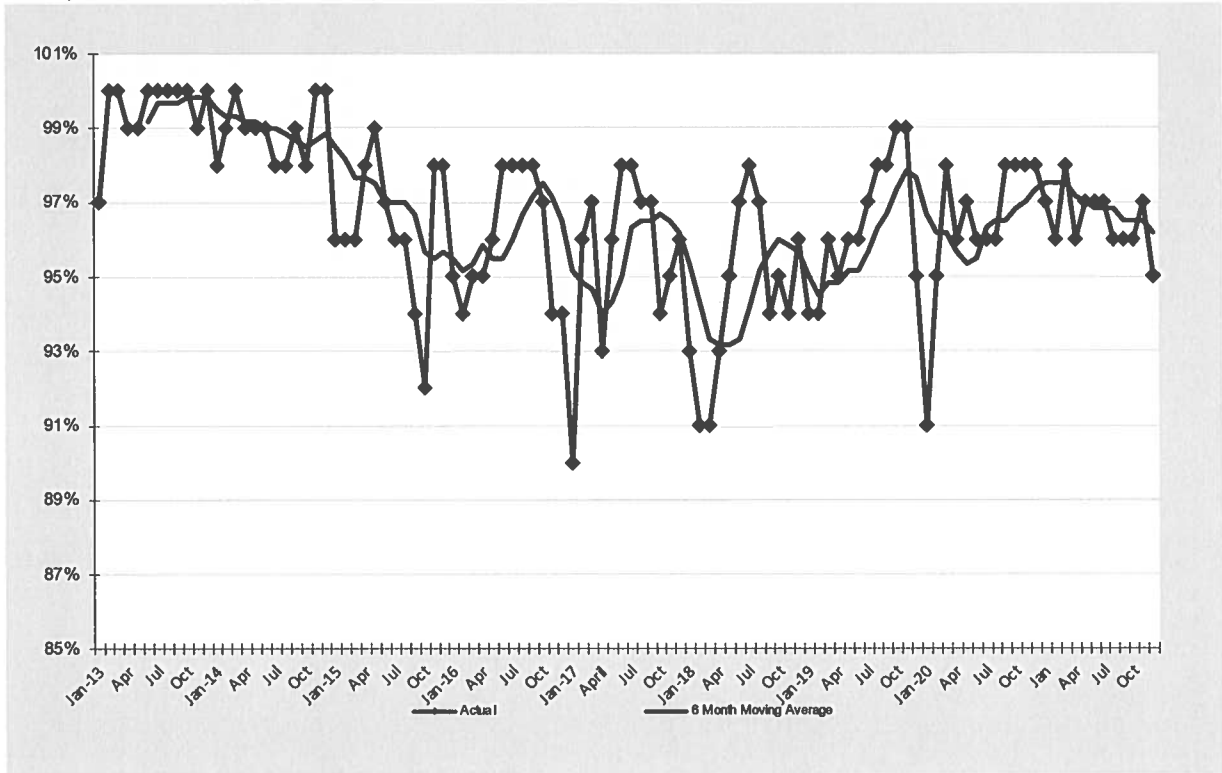
Extremely cold month with 6 vacant and 2 rented.



### Occupancy and Cash Flow

The property closed the month 95% occupied. Below is the trend of occupied history:

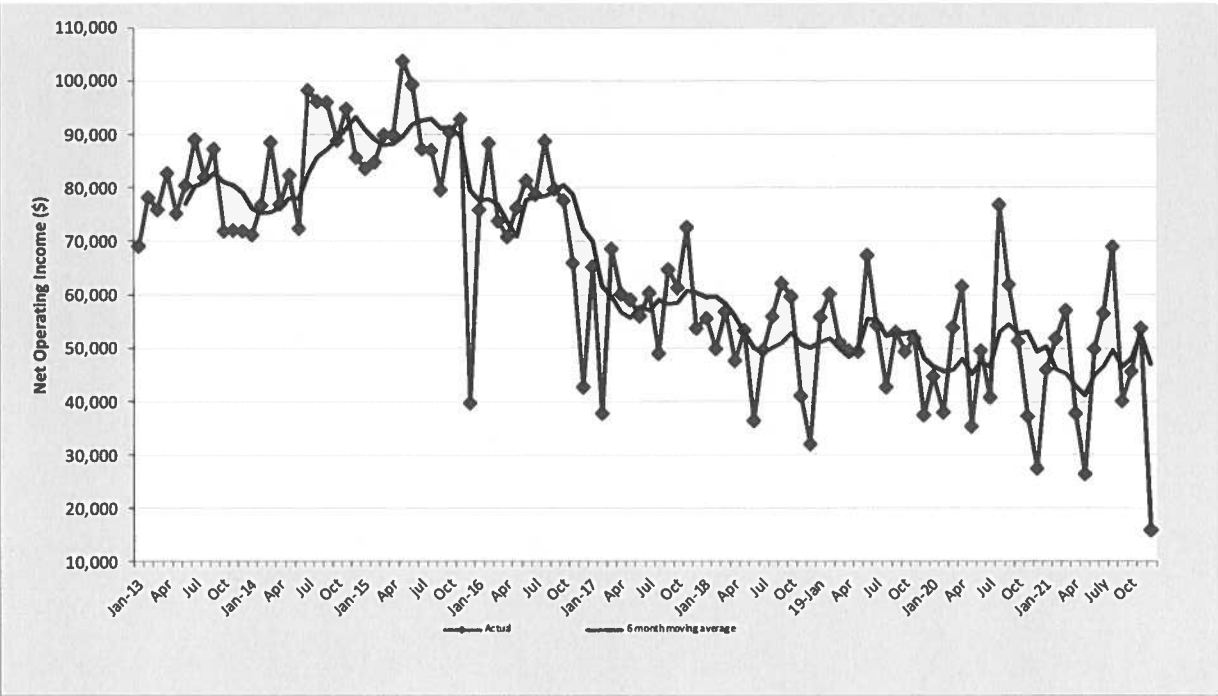
#### Occupied Percentage History



#### Net Rent Collected

January	\$113,170
February	\$112,695
March	\$114,920
April	\$112,470
May	\$114,395
June	\$114,520
July	\$114,795
August	\$113,970
September	\$113,480
October	\$113,605
November	\$114,955
December	\$112,855

**Net Operating Income**



6 tub and tiles reglazed, 3 suites painted, many zone valves replaced and 2 copper lines repaired due to leaks, bad debt written off with 1 unit due to burst pipe and flooding earlier this year.



## Turnover

There was nothing unusual to report about turnover this month.

### *Move Ins / Move Outs*

	Move Ins	Move Outs
January	3	3
February	2	3
March	4	2
April	2	5
May	4	2
June	3	3
July	3	3
August	5	3
September	3	3
October	1	1
November	1	0
December	4	2

More text here.... talking about move ins and move outs

### *Move Ins / Move Outs: Details*

Reason	# of Move Outs
Another building	0
Buying a house	0
Financial Problems	0
Unauthorized	0
Mgmt. Termination	0
Onsite Transfer	0
Relocating	2
Baby	0
School Ending	0
<b>Total Move Ins</b>	<b>2</b>

More text here.... talking about move ins and move outs details



## Marketing

Marketing for this month included view-it, Rentseeker, and rentboard, web site and QR sign.

### *Traffic Sources and Leases*

Source	Traffic	Source
Street	6	
Web site	28	
Social org	0	
Movie	0	
Magazine	0	
Newspaper	0	
Renter Guide	23	1
View-it	0	

More text here.... talking about move ins and move outs

**Income Statement (Accrual)**  
**Castleview Park Apartments - (cast)**  
**December 2021**

Prepared For:  
Prestigious Investments/Mgmt Prism A 87%

Prepared By:  
Fireside Property Group Ltd.  
816 5th Avenue SW  
Calgary, AB T2P 0N4

	Month to Date	%	Year to Date	%
<b>INCOME</b>				
4500 Rent	113,099.00	99.25	1,369,664.85	97.37
4710 Parking and Storage	15.00	0.01	45.00	0.00
4810 Maintenance Recovery	615.00	0.54	28,997.77	2.06
4820 Laundry	44.34	0.04	3,130.10	0.22
4830 Sundry	0.00	0.00	2,785.00	0.20
<b>NET RENT INCOME</b>	<b>113,773.34</b>	<b>99.84</b>	<b>1,404,622.72</b>	<b>99.85</b>
<b>EXPENSE REIMBURSEMENT</b>				
5200 Late Fees	100.00	0.09	345.00	0.02
<b>TOTAL REIMBURSEMENT</b>	<b>100.00</b>	<b>0.09</b>	<b>345.00</b>	<b>0.02</b>
<b>OTHER INCOME</b>				
5715 Pet Fees Non Refundable	80.00	0.07	1,660.00	0.12
5720 Interest Income	0.00	0.00	67.54	0.00
<b>TOTAL OTHER INCOME</b>	<b>80.00</b>	<b>0.07</b>	<b>1,727.54</b>	<b>0.12</b>
<b>TOTAL INCOME</b>	<b>113,953.34</b>	<b>100.00</b>	<b>1,406,695.26</b>	<b>100.00</b>

Assume 50% of this R&M is actually capital so add ~ \$120,000 to NOI

<b>EXPENSES</b>				
<b>DIRECT EXPENSES</b>				
6210 General Repairs	7,755.38	6.81	46,739.73	3.32
6220 Janitorial & Supplies	306.63	0.27	6,353.74	0.45
6225 Pest Control	130.20	0.11	5,336.65	0.38
6230 Painting/Interior	3,100.00	2.72	15,910.13	1.13
6235 Appliance Repairs & Replacements	801.05	0.70	5,886.93	0.42
6240 Telephone & Internet	1,298.49	1.14	17,135.67	1.22
6260 Carpets & Drapes	0.00	0.00	1,300.00	0.09
6265 Electrical & Mechanical Repair	0.00	0.00	20,627.23	1.47
6270 Plumbing Repair	5,083.14	4.46	63,776.90	4.53
6275 Heating Repairs	4,090.56	3.59	9,339.82	0.66
6300 Management Fee	5,025.35	4.41	62,266.55	4.43
6320 Insurance	6,151.05	5.40	72,187.78	5.13
6325 Insurance Claim	0.00	0.00	25,000.00	1.78
6350 Property Tax	9,196.47	8.07	117,138.78	8.33
6410 Electricity	3,313.08	2.91	32,219.97	2.29
6420 Heat	6,270.92	5.50	47,407.97	3.37
6425 Water	3,074.32	2.70	35,118.91	2.50
6430 Sewer	3,545.29	3.11	42,047.92	2.99
6450 Garbage Removal	4,094.75	3.59	42,325.96	3.01
6455 Exterior Grounds & Maintenance	3,923.80	3.44	49,611.93	3.53
<b>TOTAL DIRECT EXPENSES</b>	<b>67,160.48</b>	<b>58.94</b>	<b>717,732.57</b>	<b>51.02</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>				
7410 Office Expenses	461.62	0.41	4,374.55	0.31
7415 Postage & Courier	0.00	0.00	14.36	0.00
7500 Advertising	1,890.00	1.66	16,977.98	1.21
7610 Legal Fees	0.00	0.00	1,298.33	0.09
7700 Bank Charges	61.63	0.05	1,199.81	0.09
7705 Bad Debt	20,733.96	18.20	23,123.96	1.64

**Income Statement (Accrual)  
Castleview Park Apartments - (cast)  
December 2021**

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
7710 WCB Premiums	0.00	0.00	500.00	0.04
<b>TOTAL G &amp; A EXPENSE</b>	23,147.21	20.31	47,488.99	3.38
<b>PAYROLL EXPENSE</b>				
7810 Wages	6,846.29	6.01	96,193.69	6.84
7820 Wages-Cleaning	885.00	0.78	10,155.00	0.72
<b>TOTAL PAYROLL</b>	7,731.29	6.78	106,348.69	7.56
<b>TOTAL EXPENSES</b>	98,038.98	86.03	871,570.25	61.96
<b>NET OPERATING INCOME</b>	<u>15,914.36</u>	<u>13.97</u>	<u>535,125.01</u>	<u>38.04</u>
<b>DEBT EXPENSE</b>				
8220 Mortgage Principle	59,378.79	52.11	522,433.77	37.14
<b>TOTAL DEBT SERVICE</b>	59,378.79	52.11	522,433.77	37.14
<b>CAPITAL</b>				
8405 Capital Reno - Appliances	833.70	0.73	10,896.63	0.77
8410 Capital Reno - In Suite	0.00	0.00	28,220.87	2.01
8412 Capital Reno - Exterior	1,395.69	1.22	4,858.04	0.35
8415 Capital Reno - Interior & Exterior	0.00	0.00	16,171.47	1.15
<b>TOTAL CAPITAL</b>	2,229.39	1.96	60,147.01	4.28
<b>NET INCOME</b>	<u>-45,693.82</u>	<u>-40.10</u>	<u>-47,455.77</u>	<u>-3.37</u>

Assume 50% of this R&M is actually capital so  
add ~ \$120,000 to NOI for a total of ~ \$655,000 !

Mortgage "Principle" interest AND principal  
paydown !



**Rent Roll**  
**cast - Castleview Park Apartments**  
**As of Date: 12/31/2021**  
**Select By: Move In Date**

Unit	Unit Type	Tenant Code	Tenant Name	Unit Sqft	Market Rent	Actual Rent	Deposit	Move In	Move Out
--1	1	1visram	Sali	0.0	950.00	950.00	800.00	05/01/21	
--2	1	dumo2	Geri	0.0	925.00	925.00	700.00	04/01/19	
--3	1	3gill	Raji	0.0	975.00	975.00	600.00	11/01/21	
--4	1	wils4	Sha	0.0	925.00	925.00	700.00	07/01/17	
--5	1	abdi5	Ami	0.0	925.00	925.00	600.00	07/01/19	
--6	1	6ndegwa	Josl	0.0	950.00	950.00	950.00	03/01/21	12/31/21
--7	1	7hallett	Spe	0.0	950.00	950.00	800.00	06/01/21	
--8	1	bell8	Lori	0.0	825.00	825.00	600.00	06/01/16	
--9	1	mus9	Cija	0.0	925.00	925.00	1,100.00	05/01/14	
-10	1	mcwh10	Bill I	0.0	875.00	875.00	600.00	04/07/16	
-11	1	kail11	Har:	0.0	825.00	825.00	600.00	06/01/19	
-12	1	snow12	Bev	0.0	925.00	925.00	900.00	10/01/16	
-13	1	13sylva	Jos:	0.0	975.00	975.00	700.00	11/01/21	
-14	1	14thomp	Don	0.0	1,025.00	1,025.00	0.00	03/01/21	
-15	1	moo15	Kar:	0.0	925.00	925.00	600.00	08/01/19	
-16	1	16macduf	Vict	0.0	925.00	925.00	700.00	04/01/21	
-17	1	patt17	Will	0.0	875.00	875.00	500.00	06/01/19	
-18	1	moh18	Kirb	0.0	925.00	925.00	800.00	02/01/18	
-19	1	-19	Nira	0.0	950.00	950.00	800.00	03/01/20	
-20	1	zer20	Y. Z	0.0	925.00	925.00	700.00	05/01/19	
-21	1	21tamimi	Sinz	0.0	950.00	950.00	600.00	09/01/21	
-22	1	mcki22	Rob	0.0	925.00	925.00	700.00	10/01/17	
-23	1	23kiflay	Micl	0.0	900.00	900.00	700.00	08/01/21	
-24	1	woo24	Jacl	0.0	1,100.00	1,100.00	650.00	08/01/09	
-25	2	ambro25	Nan	0.0	1,075.00	1,075.00	1,150.00	06/01/16	
-26	1	26gedori	Mar	0.0	975.00	975.00	700.00	10/15/21	
-27	2	per-27	Bra:	0.0	1,025.00	1,025.00	1,025.00	05/01/17	
-28	1	dah28	Dea	0.0	1,185.00	1,185.00	285.00	04/01/11	
-29	2	rob29	Ten:	0.0	1,025.00	1,025.00	700.00	04/01/19	
-30	1	30alpha	Alpt	0.0	950.00	950.00	950.00	09/01/21	
-31	2	31rashe	Sha	0.0	1,150.00	1,150.00	900.00	07/01/21	
-32	1	pann-32	Kult	0.0	1,050.00	1,050.00	700.00	05/01/17	
-33	2	misgi33	Teki	0.0	1,075.00	1,075.00	800.00	05/01/16	
-34	1	sra34	Gur	0.0	925.00	925.00	700.00	02/01/20	
-35	2	boj35	Soh	0.0	1,150.00	1,150.00	1,325.00	11/01/14	
-36	1	36alpha	Ran	0.0	925.00	925.00	800.00	03/01/21	
110	1	vara110	Ant:	0.0	900.00	900.00	700.00	10/01/20	
111	2	mahin111	Tres:	0.0	1,025.00	1,025.00	500.00	02/01/19	
112	1	lap112	Aler	0.0	1,185.00	1,185.00	100.00	03/01/98	
113	2	cook113	Lyn:	0.0	1,025.00	1,025.00	600.00	04/01/19	
120	1	amn120	Md,	0.0	925.00	925.00	700.00	09/01/17	
121	2	121feere	Rob	0.0	1,000.00	1,000.00	800.00	06/01/18	
122	1	bha122	Niv:	0.0	875.00	875.00	600.00	11/01/19	
123	2	men123	Micl	0.0	1,100.00	1,100.00	660.00	06/01/08	
130	1	com130	Pau	0.0	1,185.00	1,185.00	402.87	11/01/08	
131	2	jay131	Ish:	0.0	975.00	975.00	800.00	05/01/18	
132	1	dot132	Lea	0.0	1,050.00	1,050.00	950.00	07/15/12	
133	2	col133	Bru:	0.0	1,150.00	1,150.00	900.00	11/01/18	
210	2	210afzl	Wac	0.0	1,100.00	1,100.00	1,000.00	07/01/21	12/31/21
211	1	tiro211	Carl	0.0	875.00	875.00	500.00	01/01/18	
212	2	212	T. D	0.0	1,025.00	1,025.00	700.00	03/01/20	
213	1		VAC	0.0	925.00				
220	2	220wood	Bre:	0.0	1,150.00	1,150.00	1,000.00	02/01/21	
221	1	pau221	Pra:	0.0	850.00	850.00	700.00	02/01/18	
222	2	222diwa	Gar	0.0	975.00	975.00	700.00	06/01/19	
223	1	223namu	Fur:	0.0	1,185.00	1,185.00	120.00	07/01/18	
230	2	230sing	Sar:	0.0	1,100.00	1,100.00	800.00	03/01/20	
231	1		VAC	0.0	1,185.00				
232	2	232dafle	L. D	0.0	1,025.00	1,025.00	800.00	05/01/20	
233	1		VAC	0.0	900.00				
310	1	clar310	Mar	0.0	850.00	850.00	600.00	04/14/16	
311	1	311gill	Ind:	0.0	900.00	900.00	600.00	03/01/19	
312	1	tim312	Leo	0.0	1,185.00	1,185.00	400.00	03/31/95	
313	1	rog313	Dak	0.0	1,050.00	1,050.00	1,100.00	04/01/14	
320	1	320clark	San	0.0	950.00	950.00	700.00	12/01/21	
321	1	321patel	Fal:	0.0	975.00	975.00	700.00	10/01/21	
322	1	marr322	Bra:	0.0	925.00	925.00	700.00	08/01/19	
323	1	akht323	J. A	0.0	1,185.00	1,185.00	285.00	05/01/18	
330	1	reed330	Joh	0.0	900.00	900.00	700.00	11/01/20	
331	1	pate331	Har	0.0	850.00	850.00	700.00	01/01/19	
332	1	332cowl	T. C	0.0	875.00	875.00	600.00	05/01/20	

**Rent Roll**  
**cast - Castleview Park Apartments**  
**As of Date: 12/31/2021**  
**Select By: Move In Date**

Unit	Unit Type	Tenant Code	Tenant Name	Unit Sqft	Market Rent	Actual Rent	Deposit	Move In	Move Out
333	1	abb333	Ghu	0.0	1,100.00	1,100.00	640.00	08/01/08	
410	1	simb410	Chri:	0.0	1,025.00	1,025.00	800.00	08/01/19	
411	1	cole411	Kelle	0.0	1,025.00	1,025.00	1,175.00	11/01/15	
412	1	pate412	Meg	0.0	925.00	925.00	700.00	04/01/18	
413	1	syro413	Don:	0.0	1,125.00	1,125.00	1,000.00	02/01/17	
420	1	shu420	Don	0.0	1,185.00	1,185.00	400.00	09/01/06	12/31/21
421	1	421alph	Alph	0.0	975.00	975.00	900.00	07/01/21	
422	1	her422	Fe H	0.0	1,000.00	1,000.00	400.00	04/01/07	12/31/21
423	1	423alph	Ojull	0.0	925.00	925.00	1,400.00	05/01/21	
430	1	430mans	Moh	0.0	875.00	875.00	700.00	03/01/20	
431	1	431hodl	B. H	0.0	950.00	950.00	700.00	08/01/21	
432	1		VAC	0.0	1,175.00				
433	1	433gedor	Mari	0.0	950.00	950.00	700.00	10/01/21	
510	2	flowe	Don:	0.0	950.00	950.00	0.00	03/18/16	
511	1	511tait	Stev	0.0	1,050.00	1,050.00	850.00	11/01/21	
512	2	okub512	Aklii	0.0	1,025.00	1,025.00	800.00	11/01/17	
513	1	5113mcde	R. M	0.0	975.00	975.00	700.00	08/01/20	
520	2	520	Sam	0.0	1,050.00	1,050.00	800.00	03/01/20	12/31/21
521	1	hajia521	A. H	0.0	1,185.00	1,185.00	0.00	04/01/17	
522	2	522kassa	Y. Ki	0.0	1,050.00	1,050.00	800.00	03/01/21	
523	1	523debel	Chri:	0.0	900.00	900.00	500.00	08/01/20	
530	2	yee530	N. Y	0.0	1,000.00	1,000.00	700.00	05/01/20	
531	1	jones531	Dary	0.0	900.00	900.00	0.00	12/01/16	
532	2	sran532	Gurj	0.0	975.00	975.00	700.00	05/01/19	
533	1	533inte	Nilaj	0.0	950.00	950.00	700.00	08/01/21	
610	1	morri610	Daw	0.0	850.00	850.00	700.00	08/01/17	
611	2	pau611	Nan:	0.0	1,025.00	1,025.00	800.00	07/01/17	
612	1		VAC	0.0	950.00				
613	2	kazm	Sam	0.0	950.00	950.00	800.00	03/01/18	
620	1	620baker	Dust	0.0	950.00	950.00	700.00	05/01/21	
621	2	bed621	Elsa	0.0	1,025.00	1,025.00	600.00	08/01/19	
622	1	geett622	Geta	0.0	825.00	825.00	700.00	02/01/17	
623	2	mart623	Jasc	0.0	1,000.00	1,000.00	800.00	08/01/17	
630	1		VAC	0.0	925.00				
631	2	will631	Melli	0.0	950.00	950.00	800.00	07/01/18	
632	1	632gane	Sair:	0.0	875.00	875.00	600.00	11/01/19	
633	2	moha633	Kyle	0.0	1,050.00	1,050.00	800.00	07/01/20	
710	2	radom710	Matt	0.0	1,100.00	1,100.00	1,425.00	07/15/15	
711	1	sad711	Gorc	0.0	950.00	950.00	750.00	12/01/18	
712	2	712pat	Dipe	0.0	1,050.00	1,050.00	800.00	02/01/20	
713	1	sen713	Varu	0.0	925.00	925.00	600.00	11/01/19	12/31/21
720	2	720goba	Sadi	0.0	1,250.00	1,250.00	964.00	09/01/21	
721	1	hul721	Stev	0.0	925.00	925.00	500.00	03/12/11	
722	2	bain722	Tejin	0.0	1,000.00	1,000.00	600.00	06/01/19	
723	1	zemi	Laur	0.0	1,050.00	1,050.00	700.00	10/01/17	
730	2	ahma730	Ishti	0.0	975.00	975.00	800.00	02/01/18	
731	1	731	Prat	0.0	925.00	925.00	700.00	02/01/20	
732	2	732pate	Dha:	0.0	1,000.00	1,000.00	700.00	01/01/21	
733	1	you733	Jasp	0.0	925.00	925.00	700.00	06/01/19	
120			Total	0.0	118,915.00	112,855.00	80,156.87		
114			Total Occupied	0.0	112,855.00	112,855.00			
95.00			% Occupied		94.90	94.90			
6			Total Vacant	0.0	6,060.00				
5.00			% Vacant		5.10				