Monthly Property Report

Castleview Park



December 2021

www.firesidepropertygroup.com

Contact: Keith McMullen keith@firesidepropertygroup.com

Summary

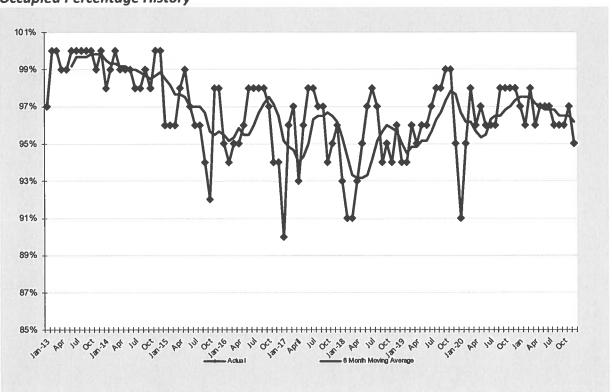
Extremely cold month with 6 vacant and 2 rented.



Occupancy and Cash Flow

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

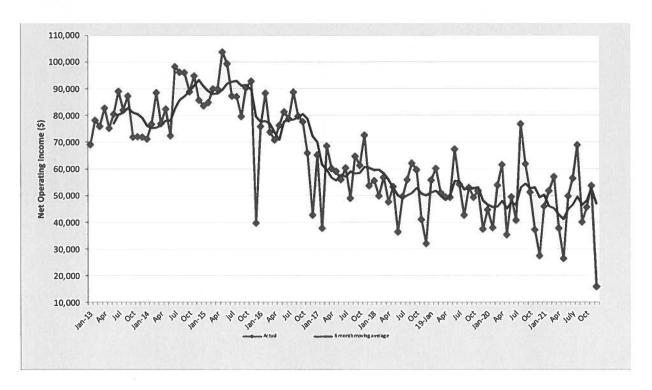




Net Rent Collected

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	Move
	Ins	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

	# of
	Move
Reason	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
Total Move Ins	2

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

Marketing

Marketing for this month included view-I,t 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

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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	%
INCOME				
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
NET RENT INCOME	113,773.34	99.84	1,404,622.72	99.85
EXPENSE REIMBURSEMENT	100.00		0.45.00	
5200 Late Fees	100.00	0.09	345.00	0.02
TOTAL REIMBURSEMENT OTHER INCOME	100.00	0.09	345.00	0.02
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
TOTAL OTHER INCOME	80.00	0.07	1,727.54	0.12
TOTAL INCOME	113,953.34	100.00	1,406,695.26	100.00
	110,000.01		1,100,000.20	100.00
Assume 50%	of this R&M is actually	capital so	add ~ \$120,000 to NOI	
EXPENSES	•	•		
DIRECT EXPENSES	7.755.00	0.04	40 700 70	0.00
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 0.00	17,135.67	1.22
6260 Carpets & Drapes	0.00 0.00	0.00	1,300.00	0.09 1.47
6265 Electrical & Mechanical Repair 6270 Plumbing Repair	5,083.14	4.46	20,627.23 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
TOTAL DIRECT EXPENSES	67,160.48	58.94	717,732.57	51.02
GENERAL & ADMINISTRATIVE				
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

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	Month to Date	%	Year to Date	<u></u> %
7710 WCB Premiums	0.00	0.00	500.00	0.04
TOTAL G & A EXPENSE PAYROLL EXPENSE	23,147.21	20.31	47,488.99	3.38
7810 Wages	6,846.29	6.01	96,193.69	6.84
7820 Wages-Cleaning	885.00	0.78	10,155.00	0.72
TOTAL PAYROLL	7,731.29	6.78	106,348.69	7.56
TOTAL EXPENSES	98,038.98	86.03	871,570.25	61.96
NET OPERATING INCOME	15,914.36	13.97	535,125.01	38.04
DEBT EXPENSE				
8220 Mortgage Principle	59,378.79	52.11	522,433,77	37.14
TOTAL DEBT SERVICE	59,378.79	52.11	522,433.17	37.14
CAPITAL			\	
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 & Exteriol	0.00	0.00	16,171.47	1.15
TOTAL CAPITAL	2,229.39	1.96	60,147.01	4.28
NET INCOME	-45,693.82	-40.10	-47,455.77	-3.37

Assume 50% of this R&M is actually capital so add \sim \$120,000 to NOI for a total of \sim \$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		
3	1	3gill	Raji	0.0	975.00	975.00		11/01/21	
4	1	wils4	Sha	0.0 0.0	925.00 925.00	925.00 925.00		07/01/17 07/01/19	
5 6	1	abdi5 6ndegwa	Ami Josl	0.0	950.00	950.00	950.00		12/31/21
0 7	1	7hallett	Spe	0.0	950.00	950.00	800.00		12/31/21
8	1	bell8	Lori	0.0	825.00	825.00		06/01/16	
9	i	mus9	Cija	0.0	925.00	925.00	1,100.00		
-10	1	mcwh10	Bill I	0.0	875.00	875.00		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		10/01/16	
-13	1	13sylva	Jose	0.0	975.00	975.00		11/01/21	
-14	1	14thomp	Don	0.0	1,025.00	1,025.00		03/01/21	
-15	1	moo15	Kare	0.0	925.00	925.00		08/01/19	
-16 -17	1	16macduf	Vict	0.0 0.0	925.00 875.00	925.00		04/01/21 06/01/19	
-17 -18	1	patt17 moh18	Will Kirb	0.0	925.00	875.00 925.00		02/01/19	
-19	1	-19	Nira	0.0	950.00	950.00		03/01/20	
-20	1	zer20	Y. Z	0.0	925.00	925.00		05/01/19	
-21	i	21tamimi	Sina	0.0	950.00	950.00		09/01/21	
-22	i	mcki22	Rob	0.0	925.00	925.00		10/01/17	
-23	1	23kiflay	Micl	0.0	900.00	900.00		08/01/21	
-24	1	woo24	Jacl	0.0	1,100.00	1,100.00		08/01/09	
-25	2	ambro25	Nan	0.0	1,075.00	1,075.00		06/01/16	
-26	1	26gedori	Mar	0.0	975.00	975.00		10/15/21	
-27	2	per-27	Brai	0.0	1,025.00	1,025.00		05/01/17	
-28	1	dah28	Dea	0.0	1,185.00	1,185.00		04/01/11	
29	2	rob29	Teni	0.0	1,025.00	1,025.00		04/01/19	
-30	1	30alpha	Alph	0.0	950.00	950.00		09/01/21	
-31 -32	2	31rashe pann-32	Sha Kult	0.0 0.0	1,150.00 1,050.00	1,150.00 1,050.00		07/01/21 05/01/17	
-32 -33	2	misgi33	Teki	0.0	1,030.00	1,030.00		05/01/16	
-34	1	sra34	Gur	0.0	925.00	925.00		02/01/20	
-35	2	boj35	Soh	0.0	1,150.00	1,150.00		11/01/14	
-36	1	36alpha	Ran	0.0	925.00	925.00		03/01/21	
110	1	vara110	Anto	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		03/01/98	
113	2	cook113	Lyn	0.0	1,025.00	1,025.00		04/01/19	
120	1	amn120	Md.	0.0	925.00	925.00		09/01/17	
121	2	121feere	Rob	0.0	1,000.00	1,000.00		06/01/18	
122	1	bha122 men123	Niva	0.0	875.00	875.00	600.00	11/01/19 06/01/08	
123 130	2	com130	Micl Pau	0.0 0.0	1,100.00 1,185.00	1,100.00 1,185.00		11/01/08	
131	2	jay131	Isha	0.0	975.00	975.00		05/01/18	
132	1	dot132	Lea	0.0	1,050.00	1,050.00		07/15/12	
133	2	col133	Bru	0.0	1,150.00	1,150.00		11/01/18	
210	2	210afzl	Wac	0.0	1,100.00	1,100.00		07/01/21	12/31/21
211	1	tiro211	Carl	0,0	875.00	875.00		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	Brei	0.0	1,150.00	1,150.00		02/01/21	
221	1	pau221	Pra:	0.0	850.00	850.00		02/01/18	
222	2	222diwa	Gar	0.0	975.00	975.00		06/01/19	
223	1	223namu	Furi	0.0	1,185.00	1,185.00		07/01/18	
230	2	230sing	Sar	0.0	1,100.00	1,100.00	800.00	03/01/20	
231 232	1	232dafle	VAC L. D	0.0 0.0	1,185.00 1,025.00	1,025.00	800.00	05/01/20	
233	1	ZJZdalie	VAC	0.0	900.00	1,025.00	000.00	03/01/20	
310	1	clar310	Mar	0.0	850.00	850.00	600.00	04/14/16	
311	i	311gill	Inde	0.0	900.00	900.00		03/01/19	
312	<u>i</u>	tim312	Leo	0.0	1,185.00	1,185.00		03/31/95	
313	1	rog313	Dalı	0.0	1,050.00	1,050.00	1,100.00	04/01/14	
320	1	320clark	San	0.0	950.00	950.00		12/01/21	
321	1	321patel	Falç	0.0	975.00	975.00		10/01/21	
322	1	marr322	Bra	0.0	925.00	925.00		08/01/19	
	4	akht323	J. A	0.0	1,185.00	1,185.00		05/01/18	
	1								
323 330	1	reed330	Joh	0.0	900.00	900.00		11/01/20	
				0.0 0.0 0.0	900.00 850.00 875.00	900.00 850.00 875.00	700.00	11/01/20 01/01/19 05/01/20	

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

432 1 VAC 0.0 1,175,00 350,00 950,00 700,00 510 2 flowe Don: 0.0 950,00 950,00 700,00 511 1 511tait Stev 0.0 1,050,00 1,050,00 850,00 512 2 okub512 Aklili 0.0 1,025,00 10,260,00 800,00 513 1 5113mcde R. W 0.0 975,00 975,00 700,00 520 2 520 Sam 0.0 1,050,00 1,050,00 800,00 521 1 hajia521 A. H 0.0 1,185,00 1,050,00 800,00 521 1 hajia521 A. H 0.0 1,050,00 1,050,00 800,00 522 2 522kassa Y. K; 0.0 1,050,00 1,000,00 1,000,00 1,000,00 900,00 900,00 900,00 900,00 900,00 900,00 900,00 900,00 900,00	Unit	Unit Type	Tenant Code	Ten Nar		Market Rent	Actual Rent	Deposit	Move In	Move Out
410	333	1	abb333	Ghu	0.0	1,100.00	1,100.00	640.00	08/01/08	
11		1		Chris		1,025.00	1,025.00	800.00	08/01/19	
1		1	cole411	Kell€	0.0	1,025.00		1,175.00	11/01/15	
420		1	pate412	Meg	0.0	925.00	925.00	700.00	04/01/18	
421		1		Don	0.0	1,125.00	1,125.00	1,000.00	02/01/17	
422		1	shu420	Don	0.0		1,185.00	400.00	09/01/06	12/31/21
423		1	421alph	Alph	0.0	975.00	975.00	900.00	07/01/21	
430		1							04/01/07	12/31/21
431 1 431hodl B. H 0.0 950.00 950.00 700.00 432 1 VAC 0.0 1,175.00 1 1 33 1 433gedor Mari 0.0 950.00 950.00 700.00 0.0 510 0.0 950.00 950.00 700.00 0.0 0.0 1,050.00 1,050.00 850.00 950.00 0.0 0.0 0.0 1,050.00 1,050.00 850.00 950.00 700.00 0.0 0.0 1,1050.00 1,050.00 800.00 700.00 700.00 700.00 700.00 700.00 700.00 700.00 700.00 700.00 700.00 700.00 700.00 700.00 700.00 700.00 700.00 800.00 700.00 700.00 800.00 700.00 800.00 800.00 700.00 800.00 800.00 700.00 800.00 800.00 700.00 800.00 800.00 700.00 800.00 800.00 700.00 800.00 800.00 700									05/01/21	
1		1							03/01/20	
433		1	431hodl				950.00	700.00	08/01/21	
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512 2 okub512 Aklill 0.0 1,025,00 1,025,00 800,00 520 2 520 Sam 0.0 1,055,00 1,050,00 1,050,00 1,050,00 1,050,00 800,00 521 1 hajia521 A. H 0.0 1,185,00 0.00 0.00 522 2 522kassa Y. K: 0.0 1,050,00 1,050,00 800,00 523 1 523debel Chri: 0.0 900,00 900,00 500,00	510	2	flowe		0.0	950.00	950.00	0.00	03/18/16	
513 1 5113mcde R. W 0.0 975.00 700.00 700.00 520 2 520 Sam 0.0 1,050.00 1,050.00 800.00 521 1 hajia521 A. H 0.0 1,050.00 1,050.00 800.00 522 2 522kassa Y. K: 0.0 1,050.00 1,050.00 800.00 530 2 yee530 N. Y. 0.0 1,000.00 1,000.00 700.00 531 1 jones531 Dary 0.0 900.00 900.00 500.00 531 1 jones531 Dary 0.0 975.00 975.00 700.00 531 1 jones531 Dary 0.0 995.00 975.00 700.00 533 1 633inte Milaj 0.0 950.00 950.00 700.00 610 1 morri610 Daw 0.0 850.00 850.00 700.00 611			511tait		0.0	1,050.00	1,050.00	850.00	11/01/21	
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522 2 522kassa Y. Kr. 0.0 1,050.00 1,050.00 800.00 533 1 523debel Chrit 0.0 900.00 900.00 700.00 530 2 yee530 N. Y 0.0 1,000.00 1,000.00 700.00 531 1 jones531 Dary 0.0 900.00 900.00 0.00 533 1 533inte Nitaj 0.0 950.00 950.00 700.00 610 1 morri610 Daw 0.0 850.00 700.00 611 2 pau611 Nan 0.0 950.00 800.00 612 1 VAC 0.0 950.00 950.00 800.00 612 1 VAC 0.0 950.00 950.00 800.00 620 1 620baker Dust 0.0 950.00 950.00 800.00 621 2 bed621 Elsa 0.0 1,025.00	520	2	520	Sam	0.0	1,050.00	1,050.00	800.00	03/01/20	12/31/21
523 1 523debel Chrir 0.0 900.00 900.00 500.00 530 2 yee530 N.Y 0.0 1,000.00 1,000.00 700.00 531 1 jones531 Dary 0.0 990.00 900.00 0.00 532 2 sran532 Gurl 0.0 950.00 975.00 700.00 533 1 533inte Nilaj 0.0 950.00 950.00 700.00 610 1 morri610 Daw 0.0 850.00 850.00 700.00 611 2 pau611 Nan 0.0 1,025.00 1,025.00 800.00 612 1 VAC 0.0 950.00 950.00 800.00 613 2 kazm Sam 0.0 950.00 950.00 800.00 620 1 620baker Dusl 0.0 1,025.00 0.0 0.0 622 1 geetf622			hajia521	A. H	0.0	1,185.00	1,185.00	0.00	04/01/17	
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711	710	2	radom710		0.0		1,100.00	1,425.00	07/15/15	
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114 Total Occupied 0.0 112,855.00 112,855.00	120	-		Total	0.0	118,915.00	112,855.00	80,156.87		
					0.0	112,855.00	112,855.00			
95.00 % Occupied 94.90 94.90	95.00			% Occupied		94.90	94.90			
6 Total Vacant 0.0 6,060.00 5.00 % Vacant 5.10					0.0					