

**RENTAL PROPERTIES
INCOME & EXPENSES
FOR YEAR 2022**

Address - Rental property

202 - 1162 Norfolk Ave.
Sydney, NS B2P 3P3

Rental income - \$1,650/month 19,800.00

Mortgage payments

- Interest 11,897.18
- Principal 3,488.20
Property taxes 2,984.20
Insurance 1,458.65
Maintenance fees 4,644.00
Water 286.00
Office expenses 412.20
My time (3.25 hours) 536.25

Total expenses 25,706.68

Address - Airbnb business

910-1188 Barrington Street
Sydney, NS B3J 1P2

Rental income - Airbnb 31,854.00

Mortgage payments

- Interest 7,498.13
- Principal 14,982.25
Property taxes 1,985.30
Insurance 2,180.20
CAM fees 7,044.00
Water 471.00
Office expenses (iPad) 1,050.00
Repairs & maintenance 2,234.20
My time 1,980.00
Advertising 984.20
Travel/vehicle 2,895.30

Total expenses 43,304.58

NOTES

This property has been rented to a young family. The husband is a handyman who takes care of all the issues with the property if they come up. This is a totally hands off property

NOTES

- I Spent total of 27 days in unit throughout the year
- This is an airbnb property I manage. I spend about 2 hours per month.
- I make \$165 per hour so I used this to account for my time
- I estimated about 25% of my car expenses as a deduction as I travel to this property every now and then to keep it well maintained