

Goodman:

MADDOCK MANOR / 2146 W. 43RD, VANCOUVER

PROJECTED RENT ROLL

Suite #	Type	Est. Market Rent (\$)	*Size (SF)	Rent/SF (\$)
1	2 bedroom	2,950	1,029	2.87
2	2 bedroom	2,900	984	2.95
3	1 bedroom	2,300	819	2.81
101	2 bedroom	2,950	1,048	2.81
102	2 bedroom	2,950	1,003	2.94
103	1 bedroom	2,250	801	2.81
104	1 bedroom	2,250	783	2.87
105	2 bedroom	3,300	1,249	2.64
106	1 bedroom	2,250	741	3.04
201	2 bedroom	2,950	1,048	2.81
202	2 bedroom	2,900	1,002	2.89
203	1 bedroom	2,300	796	2.89
204	1 bedroom	2,250	778	2.89
205	1 bedroom	2,300	782	2.94
206	2 bedroom	3,300	1,209	2.73
301**	1 bedroom	2,300	790	2.91
Total	16 suites	\$42,400	14,862	\$2.85

* Area calculations taken to the exterior walls, and center of demising walls. Measurement provided by Measure Masters.

** Penthouse unit.

Goodman:

MADDOCK MANOR / 2146 W. 43RD, VANCOUVER

PROJECTED INCOME AND EXPENSES 2018

Income (projected "at market")			
1	Rent (estimated)	\$42,400 x 12 months	\$508,800
2	Parking (est. \$60 / month x 8)	\$480 x 12 months	5,760
3	Laundry (estimated)		4,160
4	Gross income		518,720
5	Less vacancy at 0.5%		(2,594)
6	Effective gross income		\$516,126
Expenses (estimate based upon industry metrics)			
7	Insurance (normalized)	\$325 per suite/annum	5,200
8	License		1,000
9	Taxes (2017 actual)		17,023
10	Repairs & maintenance	\$750 per suite/annum	12,000
11	Landscaping		2,400
12	Pest control		500
13	Annual fire inspection		800
14	Garbage	\$190 per suite/annum	3,040
15	Utilities (reflect 2016 actual provided)		14,530
16	Caretaker	\$50 per suite/month	9,600
17	Total expenses		(66,093)
18	Net operating income		\$450,033

(7) Insurance was \$14,340 in 2017 YE July budget

(15) Utilities reflect actuals provided for 2017 YE budget (electricity, water / sewer, natural gas)

(16) Caretaker (normalized)