

Beverly Manor
1190 West 10th Avenue, Vancouver
January 2016 Rent Roll

Suite #	Type	Location & Description	Rent (\$)	* Parking	Total Rent (\$)
101	1 bedroom	North side ground floor @ lobby & laundry & elevator	1,060		1,060
102	1 bedroom	North facing ground floor @ fire doors	1,130		1,130
103	2 bedroom	North east corner ground floor small living room	1,500		1,500
104	1 bedroom	South east corner ground floor small living room	1,145	35	1,180
105	1 bedroom	Small south facing alley ground floor	1,120		1,120
106	1 bedroom	Roomy south facing alley ground floor	1,160		1,160
107	bachelor	South facing alley @ lobby floor & laundry & elevator	925		925
108	1 bedroom	South west corner ground floor above driveway to parking	1,100	70	1,170
109	bachelor	Alcove west facing ground floor	635	35	670
110	bachelor	Smaller west facing ground floor	945		945
** 111	2 bedroom	Two bathrooms north west corner ground floor	1,080		1,080
201	1 bedroom	North facing @ laundry & elevator	1,180		1,180
202	1 bedroom	Roomy north facing @ laundry & fire doors & elevator	980	35	1,015
203	2 bedroom	North east corner small living room	1,550	35	1,585
204	1 bedroom	South east corner small living room	1,180		1,180
205	1 bedroom	Small south facing	995	35	1,030
206	1 bedroom	Roomy south facing	1,180	35	1,215
207	1 bedroom	Alcove south facing @ laundry & elevator	856		856
208	1 bedroom	South west corner above driveway to parking	1,180		1,180
209	bachelor	Alcove west facing	935		935
210	bachelor	Smaller west facing	930		930
211	1 bedroom	Roomy north west corner	1,345	35	1,380
212	1 bedroom	North facing over lobby entrance	1,180		1,180
301	1 bedroom	North facing @ laundry & elevator	1,155		1,155
302	1 bedroom	Roomy north facing @ laundry & fire doors & elevator	1,200	35	1,235
303	2 bedroom	North east corner small living room	1,590		1,590
304	1 bedroom	South east corner small living room	1,170		1,170
305	1 bedroom	Small south facing	1,110		1,110
306	1 bedroom	Roomy south facing @ electrical wire bundle to building	1,200	35	1,235
307	1 bedroom	South facing @ laundry & elevator	980	35	1,015
308	1 bedroom	South west corner above driveway to parking	875	35	910
309	bachelor	Alcove west facing	910		910
310	bachelor	Smaller west facing	950	35	985
311	1 bedroom	Roomy north west corner	1,335	35	1,370
312	1 bedroom	North facing over lobby entrance	1,180		1,180
35 suites			\$38,946	\$525	\$39,471

Notes:

* Actual parking as of November 2015. There is also an additional \$140 of non-tenant parking income, totalling \$665

** Suite 111 is the caretaker's suite

Goodman report:

Beverly Manor 1190 West 10th Avenue, Vancouver Income and Expenses

Income (Annualized as of January 2016)		
Rents	(\$38,946 x 12 months)	\$ 467,352
Parking	(\$665 x 12 months)	7,980
(1) Laundry	(\$372 x 12 months)	4,464
		<u>\$ 479,796</u>
Less Vacancy at 0.5%		2,399
Effective Gross Income		\$ 477,397

Expenses (actual) year ending June 30, 2015		
Elevator		\$ 2,517
Insurance		15,393
Taxes (2015)		29,105
License		2,391
Utilities		26,932
(2) Wages		24,812
(3) Property management	(3.25%)	15,515
Cablevision		17,518
Repairs & maintenance	(\$825/unit)	28,875
Office		979
Total Expenses		\$ 164,037
Net Operating Income		\$ 313,360

Notes:

- (1) Actual laundry income year ending June 30, 2015
- (2) Caretaker in suite 111 receives a rent abatement of approximately \$600 a month, in addition to a salary of \$24,812
- (3) Property management expense added as it is currently self-managed