

**1557 West 12th Avenue, Vancouver
April 2016 Rent Roll**

Suite #	Type	Rent (\$)	Parking (\$)	Total Rent (\$)	Size (SF)	\$/SF
Suite 1	1 Bedroom	\$1,550		\$1,550	667	\$2.32
Suite 2	2 Bedroom	2,100	(included)	2,100	898	2.34
Suite 3	1 Bedroom	1,750		1,750	763	2.29
Suite 4	1 Bedroom	1,750	100	1,850	769	2.28
Suite 5	1 Bedroom	1,750		1,750	729	2.40
Suite 6	1 Bedroom	1,750	100	1,850	738	2.37
Suite 7 (split-level)	2 Bedroom	2,300		2,300	992	2.32
Suite 8	1 Bedroom	1,750	100	1,850	745	2.35
Suite 9	1 Bedroom	1,750		1,750	734	2.38
Suite 10 (split-level)	2 Bedroom	2,300	100	2,400	1,001	2.30
Total	10 suites	\$18,750	\$400	\$19,150	8,036	\$2.33

Notes:

* There is an additional 509 SF unit currently roughed-in for an office that has the potential to be converted to a bachelor or 1 bedroom suite.

Goodman report:

1557 West 12th Avenue, Vancouver Income and Expenses

Income		(Annualized as of April 2016)	
Rents	(\$18,750 x 12 months)	\$	225,000
Laundry	(\$150 x 12 months)		1,800
Parking	(\$400 x 12 months)		4,800
		\$	231,600
Less Vacancy at 0.6%			(1,390)
Effective Gross Income		\$	230,210

Expenses		(2015)	
Property Taxes			10,229
Electricity			2,220
Phone Lines			1,320
Gas			936
Water & Sewer (estimated)			2,200
Fire Alarm Monitoring			800
Fire Alarm Maintenance			575
Building Insurance			6,590
Landscaping/Irrigation			1,000
* Repairs & Maintenance			2,000
Caretaker			2,400
Business License			670
Total Expenses			(30,940)
Net Operating Income		\$	199,270

Notes:

* Estimated repairs & maintenance expense (building totally renovated).