

Goodman report:

7915 Knight Street, Vancouver September 2014 Rent Roll

Suite #	Type	Rent (\$)	Parking (\$)
101	Bachelor	640	
102	2 bedroom	835	
201	2 bedroom	830	
202	1 bedroom	745	10
203	1 bedroom	775	10
204	1 bedroom	825	
205	1 bedroom	745	10
301	2 bedroom	830	
302	1 bedroom	775	
303	1 bedroom	745	10
304	1 bedroom	800	20
305	1 bedroom	660	
Total	12 Suites	\$ 9,205	\$ 60

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7915 Knight Street, Vancouver Income and Expense Statement

Income (Annualized as of September 2014)		
Rents	(\$9,205 x 12 months)	\$ 110,460
Parking	(\$60 x 12 months)	720
Laundry		1,560
		<u>\$ 112,740</u>
Less Vacancy at 0.5%		564
Effective Gross Income		\$ 112,176

Expenses (2013)		
(1) Caretaker		\$ 7,200
Garbage		4,764
Heat utility		8,061
Insurance		3,000 (estimate)
Laundry equipment		910
License		780
Property tax		7,109
Water utility		2,598
(2) Repairs and Maintenance		9,600
Total Expenses		\$ 44,022 (\$3,669/unit)
Net Operating Income		\$ 68,154

Notes:

- (1) Caretaker normalized to \$50/suite/month.
- (2) Repairs and Maintenance normalized to \$800/unit/year.