

**Goodman  
report:**

**Southwood Manor  
6390 Willingdon Avenue, Burnaby  
April 2015 Rent Roll**

Suite #	Type	Rent (\$)	Parking (\$)	Total Rent (\$)
101	2 bedroom	975		975
102	2 bedroom	975	10	985
104	1 bedroom	875	25	900
105	1 bedroom	820		820
106	1 bedroom	865	incl.	865
107	1 bedroom	845		845
108	1 bedroom	815	25	840
109	1 bedroom	865		865
110	1 bedroom	875		875
111	2 bedroom	985		985
112	2 bedroom	1,060	20	1,080
114	1 bedroom	815	incl.	815
115	1 bedroom	800		800
116	1 bedroom	820	40	860
117	1 bedroom	855		855
118	1 bedroom	865		865
119	1 bedroom	865	incl.	865
120	1 bedroom	855	300	1,155
201	2 bedroom	950		950
202	2 bedroom	1,000		1,000
203	1 bedroom	875	25	900
204	1 bedroom	875		875
205	1 bedroom	875	25	900
206	1 bedroom	875		875
207	1 bedroom	875		875
208	1 bedroom	850		850
209	1 bedroom	875		875
210	1 bedroom	875		875
211	2 bedroom	1,100		1,100
212	2 bedroom	1,150		1,150
213	1 bedroom	875		875
214	1 bedroom	850	25	875
215	1 bedroom	875	25	900
216	1 bedroom	865		865
217	1 bedroom	875		875
218	1 bedroom	850		850
219	1 bedroom	875		875
220	1 bedroom	845		845
301	2 bedroom	1,100	50	1,150
302	2 bedroom	1,100	50	1,150
303	1 bedroom	250		250
304	1 bedroom	875	25	900
305	1 bedroom	820	20	840
306	1 bedroom	875		875
307	1 bedroom	875		875
308	1 bedroom	855		855
309	1 bedroom	875		875
310	1 bedroom	875		875
311	2 bedroom	1,100		1,100
312	2 bedroom	1,150		1,150
313	1 bedroom	800	20	820
314	1 bedroom	850	25	875
315	1 bedroom	875	25	900
316	1 bedroom	800		800
317	1 bedroom	700		700
318	1 bedroom	875	20	895
319	1 bedroom	900	25	925
320	1 bedroom	810	20	830
<b>Total</b>	<b>58 suites</b>	<b>\$51,275</b>	<b>\$800</b>	<b>\$52,075</b>

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## Southwood Manor 6390 Willingdon Avenue, Burnaby April 2015 Rent Roll

Income (Annualized as of April 2015)		
Rents	(\$51,275 x 12 months)	\$ 615,300
Parking	(\$800 x 12 months)	9,600
Laundry		6,390
Gross Income		631,290
Less vacancy 0.9% (CMHC)		5,682
<b>Effective Gross Income</b>		<b>\$ 625,608</b>

Expenses (2014)		
Taxes		\$ 73,856
Permits and Licenses		1,966
Insurance		14,899
Gas		42,676
Electricity		6,987
Caretaker		31,034
Garbage		7,453
Hytech water treatment		4,032
Elevator		3,654
(1) Property Management (3%)		18,768
(2) Repairs and Maintenance		43,500
<b>Total Expenses</b>		<b>\$ 248,825</b>
<b>Net Operating Income</b>		<b>\$ 376,783</b>

### Notes:

- (1) Property is currently owner-managed. Management fee normalized to 3.0% of Effective Gross Income.
- (2) Repairs & maintenance normalized to \$750/unit/year.