

## Goodman:

**TRIUMPH APARTMENTS** / 2115 TRIUMPH STREET, VANCOUVER

### INCOME AND EXPENSES OCTOBER 2018

Suite #	Type	Rent (\$)	Approx. size (SF) <sup>[1]</sup>	\$/SF	Notes	Balcony (SF)
101	1 bedroom	884	600	1.47		
102	Bachelor	707	440	1.61		
103	1 bedroom	887	635	1.40		
104	1 bedroom	1,350	560	2.41	Renovated	
105	1 bedroom	1,400	600	2.33	Renovated	
201	1 bedroom	731	600	1.22		40
202	1 bedroom	884	625	1.41		
203	1 bedroom	1,500	635	2.36	Renovated	40
204	1 bedroom	1,500	570	2.63	Renovated	32
205	1 bedroom	1,500	625	2.40	Renovated	32
206	1 bedroom	731	600	1.22		40
301	1 bedroom	707	600	1.18		40
302 <sup>[2]</sup>	1 bedroom	1,500	625	2.40		
303	1 bedroom	1,300	635	2.05		40
304	1 bedroom	672	570	1.18		32
305	1 bedroom	734	625	1.17		32
306	1 bedroom	731	600	1.22		40
401	1 bedroom PH	887	472	1.88	New Deck 2017	168 <sup>[3]</sup>
<b>Total</b>	<b>18</b>	<b>18,605</b>	<b>10,617</b>	<b>1.75</b>		

[1] Approximation from the seller

[2] Suite currently vacant. Market rent estimated at \$1,500 assuming it is renovated

[3] Large deck off penthouse suite — size approximate

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## INCOME AND EXPENSES

Income (Annualized as of October 2018)			
1	Rent	\$18,605 x 12 months	\$223,260
2	Parking (included)		
3	Laundry (estimate)	\$5 x 18 units x 52 weeks	4,680
4	Gross income		227,940
5	Less vacancy at 0.3%		(684)
6	<b>Effective gross income</b>		<b>\$227,256</b>
Expenses			
7	Shaw Cable phone line		429
8	Fortis BC		7,530
9	BC Hydro		1,923
10	Water & Sewer		3,007
11	Licenses		1,224
12	Insurance		6,492
13	Property taxes		10,252
14	Pest Control		1,130
15	Scavenging		1,252
16	Gardening		861
17	Repairs & maintenance		13,500
18	Caretaker		11,880
19	Property management (3.00%)		6,818
20	Total expenses		(66,297)
21	<b>Net operating income</b>		<b>\$160,959</b>

(17) Repairs & maintenance normalized to \$750/unit/year

(18) Caretaker expense normalized to \$55/unit/month

(19) Property management expense added at 3.00% of Effective Gross Income (currently self-managed)