

Goodman:

CAMBRIDGE MANOR / 2626 FIR STREET, VANCOUVER

PROJECTED RENT ROLL 2019

Suite #	Type	Garage	Est. market rent (\$)	*Size (SF)	Rent / SF (\$)
1	Bachelor		1,700	540	3.15
2	2 bedroom		2,650	970	2.73
101	1 bedroom	yes	2,200	745	2.95
102	2 bedroom	yes	2,650	999	2.65
103	1 bedroom		2,200	792	2.78
104	2 bedroom		2,650	980	2.70
201	1 bedroom		2,200	745	2.95
202	2 bedroom	yes	2,650	999	2.65
203	1 bedroom		2,200	784	2.81
204	2 bedroom		2,650	985	2.69
Total	10 units		\$23,750	8,539	\$2.78

* Size estimates provided by client

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PROJECTED INCOME AND EXPENSES NOVEMBER 2018

Income (projected "at market" as of November 2018)			
1	Rent (estimated)	\$23,750 × 12 months	\$ 285,000
2	Parking (est. \$150 / month x 3)	\$450 × 12 months	5,400
3	Laundry (estimated)		2,600
4	Gross income		293,000
5	Less vacancy at 0.5%		(1,465)
6	Effective gross income		\$ 291,535
Expenses (estimate based upon industry metrics unless otherwise noted)			
7	Insurance (normalized)	\$350 per suite/annum	3,500
8	License		625
9	Taxes (2018 actual)		11,060
10	Repairs & maintenance	\$750 per suite/annum	7,500
11	Landscaping		2,000
12	Pest control		500
13	Annual fire inspection		800
14	Garbage	\$190 per suite/annum	1,900
15	Hydro (2018 actual)		795
16	Gas (2018 actual)		5,590
17	Water & sewer (2018 actual)		1,570
18	Caretaker	\$50 per suite/month	6,000
19	Total expenses		(41,840)
20	Net operating income		249,695

10 Repairs & maintenance (normalized)

18 Caretaker (normalized)