

Goodman:

RIDGE CREST MANOR / 7165 PANDORA STREET, BURNABY

RENT ROLL NOVEMBER 2018

Suite #	Type	Rent (\$)	*Size (SF)	Rent / SF (\$)	Move-in date
1	1 bedroom	710	680	1.04	2014-03-01
2	1 bedroom	710	680	1.04	2014-03-01
3	1 bedroom	915	680	1.35	2014-03-01
4	1 bedroom	880	680	1.29	2014-03-01
5	2 bedroom	1,450	980	1.48	2018-11-01
6	1 bedroom	815	680	1.20	2014-03-01
7	1 bedroom	880	680	1.29	2015-09-01
8	1 bedroom	895	680	1.32	2017-10-01
9	1 bedroom	910	680	1.34	2017-08-01
10	2 bedroom	1,295	980	1.32	2017-11-01
11	1 bedroom	910	680	1.34	2017-07-01
12	1 bedroom	880	680	1.29	2015-08-01
14	2 bedroom	1,100	980	1.12	2014-03-01
15	1 bedroom	995	680	1.46	2018-02-01
Total	14 units	\$13,345	10,420	\$1.28	

* Size provided by client

Note: There is no suite # "13"

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INCOME AND EXPENSES

Income (Annualized as of November 2018)			
1	Rent	\$13,345 x 12 months	\$160,140
2	Parking (included)		-
3	Laundry (2017)		2,316
4	Gross income		162,456
5	Less vacancy at 0.5%		(812)
6	Effective gross income		\$161,644
Expenses (2017)			
7	Insurance (2018)	\$590 per suite/annum	8,265
8	Repairs & maintenance	\$750 per suite/annum	10,500
9	Management	3.5% of EGI	5,658
10	Tax		9,066
11	Gas		6,835
12	Hydro		796
13	Garbage		1,709
14	Water & sewer		9,399
15	License		697
16	Cleaning		6,904
17	Total expenses		(59,828)
18	Net operating income		\$101,816

8 Repairs and maintenance normalized to \$10,500 (\$750/unit/year)

9 Management fee normalized to 3.5% of effective gross income