

Goodman:

LANDSDOWNE HOUSE / 1537 BURNABY ST, VANCOUVER

RENT ROLL

March 2018

Suite #	Type	Move in Date	Deposit (\$)	Rent (\$)
9*	Bachelor (unauthorized)	Vacant	-	1,000
10	1 bedroom	2006-06-01	425	905
12	1 bedroom	2006-08-01	475	1,020
101	1 bedroom	2015-04-01	650	1,300
102	1 bedroom **	2016-10-01	600	1,250
103	1 bedroom	1997-06-01	380	869
104*	1 bedroom	N/A	-	1,300
105	1 bedroom	2000-12-01	350	840
106	1 bedroom	2017-06-01	650	1,150
107*	1 bedroom **	N/A	600	1,250
108	1 bedroom	2015-11-01	600	1,200
109*	1 bedroom	N/A	-	1,300
110	1 bedroom	2016-05-01	550	1,100
201	1 bedroom	2001-08-01	375	810
202	1 bedroom **	2015-09-01	525	1,050
203	1 bedroom	2017-02-01	625	1,290
204	1 bedroom	2014-11-01	525	1,050
205	1 bedroom	2000-12-01	350	870
206	1 bedroom	2013-10-01	600	1,240
207	1 bedroom **	2018-03-01	500	1,250
208	1 bedroom	2014-03-01	650	1,300
209	1 bedroom	2014-07-01	550	1,140
210	1 bedroom	2003-04-01	170	1,300
301	2 bedroom	2007-02-01	450	1,295
Total	24 units		\$10,600	\$27,079

* Currently vacant

** Small bedroom

+ unit 210 is caretaker suite - it has been increased to 'market' (from incentivized \$310 / month)

Goodman:

LANDSDOWNE HOUSE / 1537 BURNABY ST, VANCOUVER

PROJECTED INCOME AND EXPENSES 2018

Income (annualized" as of Feb 2018)			
1	Rent	\$27,079 x 12 months	\$324,945
2	Parking	\$230 x 12 months	2,760
3	Laundry (estimated \$5 / suite / mo)		6,240
4	Gross income		333,945
5	Less vacancy at 0.5% (rent only)		(1,625)
6	Effective gross income		\$332,320
Expenses (Actual 2017 unless otherwise noted)			
7	Insurance (normalized)	\$350 per suite/annum	\$8,400
8	License		1,562
9	Taxes		19,016
10	Repairs & maintenance (normalized)	\$800 per suite/annum	19,200
11	Landscaping		1,069
12	Pest control		1,033
13	Annual fire inspection		316
14	Garbage (normalized)	\$190 per suite/annum	4,560
15	Enterphone		407
16	Fortis BC		10,624
17	BC Hydro		2,619
18	Property Management (normalized)	3.00% of EGI	9,970
19	Water		5,746
20	Caretaker (normalized)	\$55 per suite/month	15,840
21	Total expenses		(100,361)
22	Net operating income		\$231,959

(7) Actual insurance breakdown unavailable due to portfolio insurance policy

(14) Actual waste management \$11,259.68 for 2017.

(16 /17) Currently being self-managed - have normalized both caretaker and mgmt fees.