

# Goodman:

**MOUNTAIN VIEW APARTMENTS** / 2182 WEST 39TH AVENUE, VANCOUVER

## RENT ROLL JUNE 2019

Suite #	Type	Rent (\$)	Parking (\$)	Total rent (\$)	Move in date	Deposit (\$)
1	2 bedroom	1,900		1,900	2019-05-15	950.00
2	2 bedroom	1,630	\$50	1,680	2017-03-01	800.00
3	2 bedroom	1,800	\$50	1,850	2019-01-16	900.00
4	Bachelor	1,020		1,020	2012-11-30	990.00
101	Bachelor	1,014		1,014	2017-08-01	494.00
102	Bachelor	992	\$60	1,052	2013-09-15	495.00
103	2 bedroom	1,593		1,593	2015-01-01	750.00
104	2 bedroom	1,500	\$50	1,550	1993-02-20	412.50
105	1 bedroom	1,282	\$50	1,332	2016-09-01	625.00
106	2 bedroom	1,800	\$50	1,850	2017-10-01	900.00
107	1 bedroom	1,275	\$50	1,325	2014-06-14	600.00
108	Bachelor	1,057		1,057	2011-02-01	462.50
201	Bachelor	1,150		1,150	2018-12-01	575.00
202	Bachelor	1,052		1,052	2013-11-01	500.00
203	2 bedroom	1,640		1,640	2017-08-01	800.00
204	2 bedroom	1,800	\$50	1,850	2018-06-01	900.00
205	1 bedroom	1,278		1,278	2008-05-01	587.50
206	2 bedroom	1,600		1,600	2017-08-01	800.00
207	1 bedroom	1,281		1,281		-
208	Bachelor	1,041		1,041	1988-09-01	200.00
301	1 bedroom	1,633	\$50	1,683	2010-12-01	797.50
<b>Total</b>	<b>21 units</b>	<b>\$29,338</b>	<b>\$460</b>	<b>\$29,798</b>		<b>\$13,539</b>

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## INCOME AND EXPENSES

Income (Annualized as of June 2019)			
1	Rent	\$29,338 x12 months	\$352,056
2	Parking	\$460 x12 months	5,520
3	Laundry (2018)		2,010
4	Gross income		359,586
5	Less vacancy at 0.5%		(1,798)
6	<b>Effective gross income</b>		<b>\$357,788</b>
Expenses (actual YE February 28, 2019 unless otherwise noted)			
7	Insurance		\$12,541
8	Property tax		\$24,863
9	License		1,898
10	Garbage		4,852
11	Laundry rental		1,951
12	Repairs & maintenance		14,603
13	Water and Sewer		4,179
14	Hydro		1,917
15	Gas		12,760
16	Total expenses		(79,565)
17	<b>Net operating income</b>		<b>\$278,223</b>

Note: The property is currently self-managed.