

# Goodman:

**COSTA BRAVA** / 1531 BARCLAY STREET, VANCOUVER

## RENT ROLL JUNE 2019

Suite #	Type	Rent (\$)	Parking (\$)	Total rent (\$)	Size (SF)	Rent / SF (\$)	Move in date	Deposit (\$)	Last rent increase
101	1 bedroom	1,340		1,340	575	2.33	2015-09-01	600	2019-01-01
102*	2 bedroom	1,294	Included	1,294	680	1.90	2004-11-01	895	2019-05-01
103	Bachelor	1,178		1,178	395	2.98	2015-03-15	1,150	2019-03-01
104	1 bedroom	1,172		1,172	575	2.04	2015-03-15	550	2019-01-01
105	Bachelor	926		926	368	2.52	2014-06-01	425	2019-01-01
107*	Bachelor	1,250		1,250	315	3.97	2019-05-01	625	N/A
201	1 bedroom	1,119		1,119	550	2.03	2013-06-15	500	2019-01-01
202	1 bedroom	1,558		1,558	576	2.70	2017-05-01	725	2019-05-01
203	1 bedroom	1,537		1,537	576	2.67	2017-08-01	750	2019-01-01
204	1 bedroom	1,092		1,092	550	1.99	2011-04-01	475	2019-01-01
205	1 bedroom	1,588		1,588	550	2.89	2017-12-01	775	2019-01-01
206	1 bedroom	1,537		1,537	576	2.67	2019-03-01	750	2019-02-01
207	1 bedroom	1,650		1,650	576	2.86	2019-04-01	825	N/A
208	1 bedroom	1,486		1,486	550	2.70	2018-04-01	725	2019-04-01
301	1 bedroom	1,128	Included	1,128	550	2.05	2011-08-01	475	2019-01-01
302	1 bedroom	1,017		1,017	576	1.77	2003-02-15	725	2019-01-01
303	1 bedroom	1,312		1,312	576	2.28	2015-12-01	600	2019-01-01
304	1 bedroom	1,151		1,151	550	2.09	2015-07-01	525	2019-01-01
305	1 bedroom	1,060		1,060	550	1.93	2015-02-01	475	2019-01-01
306	1 bedroom	1,414		1,414	576	2.45	2018-03-01	690	2019-02-01
307	1 bedroom	1,151	\$100	1,251	576	2.00	2014-06-01	525	2019-01-01
308	1 bedroom	1,486		1,486	550	2.70	2018-02-01	725	2019-03-01
401	2 bedroom penthouse	1,209		1,209	719	1.68	2002-02-01	428	2019-01-01
<b>Total</b>	<b>23 units</b>	<b>\$29,655</b>	<b>\$100</b>	<b>\$29,755</b>	<b>12,635</b>	<b>\$2.35</b>		<b>\$14,938</b>	

\* Unit #102 and #107 are unauthorized suites.

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## INCOME AND EXPENSES

Income (Annualized as of June 2019)			
1	Rent	\$29,655 × 12 months	\$355,859
2	Parking	\$100 × 12 months	\$1,200
3	Laundry (estimated)	\$5 × 52 weeks × 23 units	5,980
4	Gross income		363,039
5	Less vacancy at 0.5%		(1,815)
6	<b>Effective gross income</b>		<b>\$361,223</b>
Expenses (2018)			
7	Hydro		\$2,235
8	Gas		\$9,336
9	Fire alarm and inspection		\$1,412
10	Waste removal		\$2,484
11	Water/sewer		\$7,587
12	Property tax		\$24,085
13	Gardening and landscaping		\$600
14	Insurance		\$11,792
15	Pest control		\$944
16	License		\$1,640
17	Caretaker	\$50 / unit / month	13,800
18	Property management	3.25% of EGI	11,740
19	Repair and maintenance	\$750 / unit / year	17,250
20	Total expenses		(104,906)
21	<b>Net operating income</b>		<b>\$256,317</b>

17 The property is currently self-managed — a normalized caretaker fee of \$50/month/suite has been added

18 Property management expense added at 3.25% of Effective Gross Income (currently self-managed)

19 Repairs & maintenance normalized at \$750/suite/year