

Goodman:

JORDAN LODGE / 5343 YEW STREET, VANCOUVER

RENT ROLL NOVEMBER 2021

Suite #	Type	Rent (\$)	Parking (\$)	Storage (\$)	Total (\$)	Size (SF)	Rent / SF (\$)	Move in date	Deposit (\$)	Last rent increase
101*	1 bedroom	1,885			1,885	580	3.25			2020-01-01
102	1 bedroom	1,158			1,158	666	1.74	2005-05-01	400.00	2020-01-01
103	1 bedroom	1,300			1,300	434	3.00	2021-08-15	650.00	
104*	Bachelor	1,885			1,885	597	3.16			
105*	1 bedroom	2,100			2,100	666	3.15			
106	1 bedroom	1,333			1,333	601	2.22	2018-05-01	650.00	2019-08-01
201	1 bedroom	1,230			1,230	715	1.72	2014-10-01	550.00	2020-01-01
202	1 bedroom	1,092			1,092	556	1.96	1996-07-01	300.00	2020-01-01
203*	1 bedroom	2,100			2,100	666	3.15			
204	1 bedroom	1,539		\$20	1,559	681	2.26	2019-02-15	750.00	2020-02-01
205	1 bedroom	1,500			1,500	669	2.24	2019-06-01	750.00	2019-02-01
206*	1 bedroom	2,100			2,100	649	3.24			
207	1 bedroom	1,218			1,218	599	2.03	2014-08-01	550.00	2020-01-01
208	1 bedroom	1,231			1,231	666	1.85	2015-10-11	525.00	2020-01-01
209*	1 bedroom	1,885			1,885	556	3.39			
210	1 bedroom	1,333			1,333	668	1.99	2018-05-01	650.00	2019-09-01
301	1 bedroom	1,286	\$50	\$20	1,356	715	1.80	2015-04-01	575.00	2020-01-01
302	1 bedroom	1,290			1,290	556	2.32	2007-06-01	450.00	2020-01-01
303	1 bedroom	1,278			1,278	666	1.92	2013-05-01	400.00	2020-01-01
304*	1 bedroom	2,100			2,100	681	3.08			
305*	1 bedroom	2,100			2,100	669	3.14			
306	1 bedroom	1,436		\$25	1,461	649	2.21	2018-08-01	700.00	2020-01-01
307	1 bedroom	1,230			1,230	599	2.05	2014-11-01	550.00	2020-01-01
308	1 bedroom	1,500			1,500	666	2.25	2019-06-01	700.00	2019-06-01
309*	1 bedroom	1,885			1,885	556	3.39			
310	1 bedroom	800			800	668	1.20	2020-01-01	400.00	
401	2 bedroom	1,814			1,814	792	2.29	1993-06-01	-	2020-01-01
	Parking		\$100		100					
Total	27 units	\$41,607	\$150	\$65	\$41,822	17,186	\$2.42		\$9,550	

* Currently vacant. Rent is assumed as leased at market rate.

Note: Unit #203 will be occupied by the caretaker for \$800/month starting December 2021. Market rate projected at \$2,100/month.

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INCOME AND EXPENSES

Income (Annualized as of November 2021)			
1	Rent	\$41,607 ×12 months	\$499,286
2	Parking	\$150 ×12 months	1,800
3	Lockers	\$65 ×12 months	780
4	Laundry (estimated)	\$5 × 52 weeks × 27 units	7,020
5	Gross income		508,886
6	Less vacancy at 0.5%		(2,544)
7	Effective gross income		\$506,341
Expenses (2020)			
8	Business permits & licenses		\$2,432
9	Insurance (2021)		\$14,170
10	Property tax (2021)		\$32,672
11	Telephone		\$774
12	Elevator		\$2,720
13	Fire system inspection & alarm		\$2,003
14	Waste removal		\$2,413
15	Garden & landscaping		\$1,500
16	Pest control		\$1,919
17	Repair and maintenance	\$750 / unit / year	\$20,250
18	Hydro		\$2,009
19	Gas		\$14,147
20	Water & sewer		\$8,770
21	Caretaker	\$50 / unit / month	\$16,200
22	Property management	3.0% of EGI	\$15,190
23	Total expenses		(137,169)
24	Net operating income		\$369,172

15 The actual expense for landscaping is \$6,697, it is normalized at \$1,500/year

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

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

22 Property management expense added at 3.0% of Effective Gross Income (currently self-managed)