

# Goodman:

SHARON APARTMENTS / 1175 PACIFIC STREET, VANCOUVER

## RENT ROLL SEPTEMBER 2019

Suite #	Type	Rent (\$)	Parking (\$)	Deposit (\$)	Move in date	Notes
001	2 bedroom	\$1,254		\$575	Feb-2004	Rent includes parking
002	2 bedroom	\$1,640	\$80	\$800	Oct-2017	Two parking stalls at \$40 each
101	1 bedroom	\$1,179		\$575	Jun-2016	
102	1 bedroom	\$1,307		\$638	Jun-2016	
103	1 bedroom	\$1,300		\$650	May-2019	
104	1 bedroom	\$844		\$368	Feb-2002	
105*	1 bedroom	\$1,600		-		
201	1 bedroom	\$1,230		\$600	Jan-2017	
202	1 bedroom	\$949		\$415	Jun-2008	
203	1 bedroom	\$1,307		\$525	Aug-2016	
204	1 bedroom	\$897		\$425	Aug-2007	
205	1 bedroom	\$975		\$475	Dec-2009	
206	1 bedroom	\$1,333		\$650	Sep-2017	
207	1 bedroom	\$779		\$323	Jan-1999	
208	1 bedroom	\$1,250	\$40	\$625	Sep-2018	
209*	1 bedroom	\$1,600		-		
210	1 bedroom	\$1,179		\$575	Feb-2017	
301	2 bedroom	\$1,630	\$40	\$800	May-2013	Has rooftop deck
302*	1 bedroom	\$2,000		-		Has rooftop deck
303	1 bedroom	\$779		\$238	Aug-1987	
304*	1 bedroom	\$1,600		-		
305	1 bedroom	\$775		\$325	Jan-1996	
306	1 bedroom	\$1,179		\$575	May-2017	
<b>Total</b>	<b>23 units</b>	<b>\$28,584</b>	<b>\$160</b>	<b>\$10,155</b>		

\* Current vacant—rents estimated at market.

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## INCOME AND EXPENSES

Income (annualized as of September 2019)			
1	Rent	\$28,584 × 12 months	\$343,009
2	Parking	\$160	1,920
3	Laundry (estimated)	\$5 / unit × 52 weeks	5,980
4	Gross income		350,909
5	Less vacancy at 0.5%		(1,755)
6	<b>Effective gross income</b>		<b>\$349,155</b>
Expenses (actual YE 2018 unless otherwise noted)			
7	Licence		\$1,702
8	Insurance (normalized)		9,200
9	Garbage (estimated)		4,830
10	Landscaping		1,996
11	Hydro		1,980
12	Intercom		406
13	Fire prevention		836
14	Property tax (2019)		23,928
15	Water & sewer		4,263
16	Gas		11,260
17	Boiler licence		131
18	Property management (normalized)	3% of EGI	10,475
19	Caretaker (normalized)	\$55 / unit × 12 months	15,180
20	Repairs & maintenance (normalized)	\$750 / unit / year	17,250
21	Pest control		1,308
22	Security		1,075
23	Total expenses		(105,818)
24	<b>Net operating income</b>		<b>\$243,337</b>

8 Insurance cost normalized at \$9,200 (\$400/unit/year)

9 Waste management cost estimated at \$4,830/year

18 Property management fee normalized to 3% of effective gross income

19 Caretaker fee normalized to \$55/unit/month

20 Repairs & maintenance normalized at \$750/unit/year