

Goodman:

CARMEL APARTMENTS / 1122 BURNABY STREET, VANCOUVER

RENT ROLL NOVEMBER 2019

Suite #	Type	Rent (\$)	Parking (\$)	Lease/move-in date	Deposit (\$)
101	2 bedroom	\$1,896	-	2016-08-01	\$900
102	2 bedroom	\$1,865	\$60	2012-07-01	\$775
103	1 bedroom	\$1,325	-	2016-08-01	\$600
104	1 bedroom	\$1,293	-	2016-12-01	\$600
105	1 bedroom	\$1,269	-	2016-05-01	\$575
106	1 bedroom	\$1,277	-	2014-07-01	\$550
107 ^[1]	1 bedroom	\$1,332	-	2017-07-01	\$625
201 ^{[1][3]}	1 bedroom	\$1,312	\$60	2017-02-01	\$600
202	1 bedroom	\$1,363	\$50	2015-04-01	\$600
203	1 bedroom	\$1,435	-	2018-06-01	\$700
204	1 bedroom	\$1,400	-	2018-12-01	\$700
205	1 bedroom	\$1,306	-	2015-05-01	\$575
206	1 bedroom	\$1,148	-	1996-10-01	\$333
207	1 bedroom	\$1,190	-	1990-06-30	\$308
208	1 bedroom	\$1,243	-	2013-04-01	\$525
209	1 bedroom	\$1,385	-	2017-08-01	\$650
210 ^[1]	1 bedroom	\$1,332	-	2018-04-01	\$650
301 ^[1]	1 bedroom	\$1,332	-	2018-07-01	\$650
302	1 bedroom	\$1,269	\$50	2016-05-01	\$575
303	1 bedroom	\$1,380	\$50	2016-06-01	\$625
304 ^[2]	1 bedroom	\$1,250	-	2013-05-01	\$525
305	1 bedroom	\$1,385	-	2017-09-01	\$650
306 ^[3]	2 bedroom penthouse	\$1,982	\$60	2015-02-01	\$850
P002	Parking		\$60	2013-06-28	-
P003	Parking		\$65	2010-07-29	\$50
P005	Parking		\$60	2012-11-28	-
P008	Parking		\$65	2010-07-29	\$50
PO01	Parking		\$50	2015-03-15	-
PO03	Parking		\$60	2010-07-27	-
PO04	Parking		\$50	2014-07-29	-
Total	23 units	\$31,969	\$740		\$14,240

[1] Indicate "junior" 1 bedroom units

[2] Rent shown is as of January 2020 when the rent increase take affect

[3] Rent shown is as of February 2020 when the rent increase take affect

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INCOME AND EXPENSES

Income (annualized as of November 2019)			
1	Rent	\$31,969 × 12 months	\$383,628
2	Parking	\$740 × 12 months	8,880
3	Laundry (estimated)	\$5 × 23 units × 52 weeks	5,980
4	Gross income		398,488
5	Less vacancy at 0.5%		(1,992)
6	Effective gross income		\$396,496
Expenses (actual YE 2018 unless otherwise noted)			
7	Electricity		\$1,801
8	Garbage removal		3,633
9	Gas		7,791
10	Insurance		9,750
11	Licence		1,300
12	Water/sewer		4,840
13	Fire system		1,189
14	Pest control		1,097
15	Landscaping		1,666
16	Tax (2019)		28,272
17	Caretaker (normalized)	\$55 / unit / month	15,180
18	Repairs & maintenance (normalized)	\$750 / unit / year	17,250
19	Property management (normalized)	3.25% of EGI	12,886
20	Total expenses		(106,655)
21	Net operating income		\$289,841

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

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

19 Property management fee normalized to 3.25% of effective gross income