

Goodman:

MADDOCK MANOR / 2146 WEST 43RD, VANCOUVER

PROJECTED INCOME AND EXPENSES 2021

Income (projected "at market")			
1	Rent (estimated)	\$44,586 x 12 months	\$535,032
2	Parking (est. \$75 / month x 8)	\$600 x 12 months	7,200
3	Laundry (estimated)		4,160
4	Gross income		546,392
5	Less vacancy at 0.5%		(2,732)
6	Effective gross income		\$543,660
Expenses (estimate based upon industry metrics)			
7	Insurance (normalized)	\$1,000 per suite/annum	16,000
8	License		1,200
9	Taxes (2021)		17,182
10	Repairs & maintenance	\$900 per suite/annum	14,400
11	Landscaping		2,400
12	Pest control (actual 2020)		580
13	Annual fire inspection (actual 2020)		462
14	Garbage	\$190 per suite/annum	3,040
15	Utilities (reflect 2020 actual provided)		16,323
16	Caretaker	\$50 per suite/month	9,600
17	Total expenses		(81,187)
18	Net operating income		\$462,473

(7) Insurance was \$24,668 in 2020/2021 YE July

(9) The property tax represents \$23,898 minus \$6,716 from the home owner's grant

(15) Utilities reflect actuals provided for 2020/2021 YE budget (electricity, water / sewer, natural gas)

(16) Caretaker (normalized)