

Goodman:

APARTMENT BUILDING / 53 E 13th Ave, VANCOUVER

RENT ROLL OCTOBER 2021

Suite #	Type	Rent (\$) October 2021	Rent (\$) February 2022	Size	Rent/SF (\$)	Deposit	Move in date
101	1 bedroom	\$1,700	\$1,700	605	2.81	\$850	2021-07-01
102	2 bedroom	\$2,100	\$2,100	729	2.88	\$1,050	2021-04-01
201	1 bedroom	\$1,725	\$1,750	605	2.89	\$862.50	2019-10-01
202	1 bedroom	\$1,500	\$1,525	505	3.02	\$750	2021-02-01
203	1 bedroom	\$1,700	\$1,700	615	2.76	\$887.50	2019-09-01
301	1 bedroom	\$1,750	\$1,750	605	2.89	\$925	2018-05-01
302	1 bedroom	\$1,550	\$1,575	505	3.12	\$775	2021-01-01
303	1 bedroom	\$1,700	\$1,725	615	2.80	\$850	2021-02-01
Total	8 units	\$13,725	\$13,825	4,784	2.89	\$6,950	

201 Rent increasing to \$1750 February 1, 2022

202 Rent increasing to \$1525 February 1, 2022

302 Rent increasing to \$1575 January 1, 2022

303 Rent increasing to \$1725 February 1, 2022

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INCOME AND EXPENSES

Income (Annualized as of February 2022)			
1	Rent	\$13,825 × 12 months	\$165,900
2	Laundry		1,600
3	Gross income		167,500
4	Less vacancy at 0.5%		(838)
5	Effective gross income		\$166,663
Expenses (2021)			
8	License		\$608
9	Insurance		4,116
10	Fire inspection		360
11	Hydro		1,273
12	Gas		4,532
13	Water & Sewer		1,813
15	Property Tax (2021)		10,007
16	Caretaker	\$55 / unit / month	5,280
17	Repairs & maintenance	\$750 / unit / year	6,000
18	Total expenses		(33,989)
19	Net operating income		\$132,674

16 Caretaker fee normalized at \$55/unit/month

17 Repairs and maintenance normalized at \$750/unit/year