

Goodman:

CUMBRIAN / 2256 Brunswick Street, Vancouver

RENT ROLL November 2021

Suite #	Type	Rent (\$)	Rent (\$) Jan 2022***	Parking	Deposit (\$)	Pet Deposit (\$)
101	3 bedroom	\$1,335	\$1,355		\$550	
102	1 bedroom	\$755	\$765		-	
103	1 bedroom	\$1,500	\$1,520		\$750	\$750
201	1 bedroom	\$1,500	\$1,520		\$750	
202	1 bedroom	\$1,020	\$1,035		\$425	
203	1 bedroom	\$1,770	\$1,795		\$885	\$885
204	1 bedroom	\$1,675	\$1,700		\$838	\$838
205	1 bedroom	\$1,115	\$1,130		\$513	\$447
206	1 bedroom	\$1,025	\$1,040		\$425	\$500
207	1 bedroom	\$860	\$870	\$25	\$295	
208	1 bedroom	\$1,075	\$1,090		\$475	
301	1 bedroom	\$1,180	\$1,195		\$538	
302	1 bedroom	\$1,600	\$1,620		\$750	\$750
303	1 bedroom	\$890	\$900		\$230	
304	1 bedroom	\$1,625	\$1,625		\$813	\$813
305	1 bedroom	\$1,155	\$1,170		\$525	
306	1 bedroom	\$890	\$900		\$263	
307	1 bedroom	\$1,175	\$1,190		\$475	
308	1 bedroom	\$1,575	\$1,595		\$788	
Total	19 suites	\$23,720	\$24,015	\$25	\$10,285	\$4,982

207 \$25 charge to park car in secured garage.

302 \$75 for additional tenant. Actual base rent is \$1,525 in 2021. Actual base rent is \$1,545 in 2022.

307 \$50 for additional tenant. Actual base rent is \$1,125 in 2021. Actual base rent is \$1,140 in 2022.

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INCOME AND EXPENSES

Income (annualized as of January 2022)			
1	Rent	\$24,015 x 12 months	\$288,180
2	Parking	\$25 x 12 months	300
3	Laundry (2020)		1,793
4	Gross income		290,273
5	Less vacancy at 1%		(2,903)
6	Effective gross income		\$287,370
Expenses (year end December 31, 2020 unless otherwise denoted)			
7	Hydro		1,792
8	Gas		9,064
9	Water & Sewer		4,653
10	Insurance (2021)		15,315
11	Property taxes (2021)		17,348
12	Repairs and Maintenance	\$750 per suite/year	14,250
13	Garbage Disposal		5,111
14	Caretaker	\$50 per suite/month	11,400
15	Property manager	3.0% of EGI	8,621
16	Fire safety		1,127
17	Landscaping		2,888
18	License		1,588
19	Pest Control		569
20	Total expenses		(93,725)
21	Net operating income		\$193,645

2 1 secured parking stall rented at \$25. Remainder stalls currently not charged rent.

12 Repairs and maintenance normalized at \$750/unit/year.

14 Caretaker expense normalized to \$11,400 (\$50/unit/month).

15 Management fee normalized at 3.0% of residential effective gross income.