

Goodman:

BRADFORD MANOR / 5353 HASTINGS, BURNABY

RENT ROLL FEBRUARY 2022

Suite #	Type	Rent (\$) October 2021	Rent (\$) February 2022 ^[1]	Size (SF) ^[2]	Rent/SF (\$)	Deposit	Move-In Date
1	2 bedroom	\$1,550	\$1,573	1,200	1.29	\$775	01-Jun-18
2*	1 bedroom	\$1,600	\$1,750	800	2.00	\$800	01-Dec-18
3	1 bedroom	\$1,136	\$1,153	800	1.42	\$1,010	01-Jan-17
4	1 bedroom	\$923	\$937	800	1.15	\$375	15-Oct-07
5	1 bedroom	\$920	\$934	800	1.15	\$348	01-Dec-04
6	1 bedroom	\$1,595	\$1,595	800	1.99	\$798	15-Feb-21
7	1 bedroom	\$1,130	\$1,147	800	1.41	\$525	15-Jan-17
8	1 bedroom	\$867	\$880	800	1.08	\$348	15-Oct-03
9	1 bedroom	\$1,090	\$1,106	800	1.36	\$513	01-Mar-17
10**	1 + den	\$862	\$875	750	1.15	\$375	01-May-13
Total	10 suites	\$11,673	\$11,950	8,350	1.43	\$5,866	

* Unit #2 will be vacant as of February 2022. Rental rate is estimated.

** Unit #10 is a unauthorized suite.

[1] Rent increase in year 2022.

[2] Estimated suite sizes provided by the vendor.

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INCOME AND EXPENSES

Income (annualized as of February 2022)				
1	Rent		\$11,950 x 12 months	\$ 143,400
2	Laundry		\$300 x 12 months	3,600
3	Gross income			147,000
4	Less vacancy at 0.5%			(735)
5	Effective gross income			146,265
Expenses (based on actual YE 2020 provided unless noted)				
6	Insurance (2021)			10,000
7	Property taxes (2021)			9,670
8	Water & Sewer			5,823
9	Hydro			1,316
10	Gas			5,499
11	Fire protection			549
12	Safety authority			134
13	Waste removal			1,519
14	Landscaping (estimated)			1,650
15	License (2021)		\$36 / unit / year	360
16	Caretaker		\$55 / unit / month	\$6,600
17	Repairs & maintenance		\$800 / unit / year	\$8,000
18	Total expenses			(51,120)
19	Net operating income			\$ 95,145

(2) Laundry amount \$300/month

(14) Landscaping normalized to \$1,650/year

(16) Caretaker normalized to \$55/unit/year

(17) Repairs and maintenance normalized at \$800/unit/year