

Goodman:

LANCELOT / 1996 WEST 41ST AVENUE, VANCOUVER

RENT ROLL FEBRUARY 2022

| Suite # | Type | Size (SF) | Rent (\$) | Move-in date | Deposit (\$) |
|--------------|-----------------|--------------|-----------------|--------------|----------------|
| 1 | 1 bedroom | 900 | \$1,130 | 1-9-2016 | \$500 |
| 2 | 1 bedroom | 900 | \$1,055 | 1-6-2004 | \$375 |
| 3 | 2 bedroom | 750 | \$2,200 | - | - |
| 101 | 1 bedroom | 900 | \$1,055 | 1-4-2001 | \$368 |
| 102 | 1 bedroom | 900 | \$2,300 | - | - |
| 103 | 1 bedroom | 900 | \$2,300 | - | - |
| 104 | 1 bedroom | 900 | \$2,300 | - | - |
| 201 | 1 bedroom | 900 | \$1,116 | 1-6-2007 | \$450 |
| 202 | 1 bedroom | 900 | \$1,116 | 1-6-2004 | \$425 |
| 203 | 1 bedroom | 900 | \$1,085 | 1-12-2007 | \$413 |
| 204 | 2 bedroom | 1,100 | \$2,100 | 1-3-2022 | \$1,050 |
| Total | 11 units | 9,950 | \$17,757 | | \$3,580 |

Notes:

Units #3, #103 & #104 are currently occupied by family members and have been projected at market – vacant possession an option.

Unit #102 – currently vacant – rent projected at market

Unit #204 features a dishwasher

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INCOME AND EXPENSES

Income (Annualized as of February 2022)

| | | | |
|---|-------------------------------|---------------------|------------------|
| 1 | Rent | \$17,757 x12 months | \$213,084 |
| 2 | Parking | | - |
| 3 | Laundry | \$75 x12 months | 900 |
| 4 | Gross income | | 213,984 |
| 5 | Less vacancy at 0.5% | | (1,070) |
| 6 | Effective gross income | | \$212,914 |

Expenses (based on actual YE 2021 provided unless noted)

| | | | |
|----|-----------------------------------|---------------------|------------------|
| 7 | Hydro | | \$1,102 |
| 8 | Gas | | 6,395 |
| 9 | Water/sewer | | 4,030 |
| 10 | Coinomatic lease | | 425 |
| 11 | Landscaping | | 4,580 |
| 12 | Property tax (2021) | | 14,486 |
| 13 | Caretaker | \$55 / unit / month | 7,260 |
| 14 | Repairs & maintenance | \$800 / unit / year | 8,800 |
| 15 | Insurance | | 10,894 |
| 16 | Licence | | 880 |
| 17 | Fire safety | | 242 |
| 18 | Garbage (no charge, City service) | | - |
| 19 | Total expenses | | (59,094) |
| 20 | Net operating income | | \$153,821 |

2 There are two stalls at no charge

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

14 Repairs and maintenance normalized at \$800/unit/year