

Goodman:

MODE HIRST APARTMENTS / 352 Hirst Avenue, Parksville

RENT ROLL MARCH 2022

Suite #	Type	Rent (\$) March 2022	Size (SF) ^[2]	Rent/SF (\$)	Move-In Date
1	1 bedroom	\$1,600	500	3.20	15-Mar-22
2	1 bedroom	\$1,600	500	3.20	15-Mar-22
3*	1 bedroom	\$1,650	500	3.30	
4	1 bedroom	\$1,600	500	3.20	15-Mar-22
5	1 bedroom	\$1,600	500	3.20	15-Mar-22
6	1 bedroom	\$1,650	500	3.30	15-Mar-22
7*	1 bedroom	\$1,650	500	3.30	
8	1 bedroom	\$1,650	500	3.30	15-Mar-22
9	1 bedroom	\$1,650	500	3.30	15-Mar-22
10	1 bedroom	\$1,600	500	3.20	15-Mar-22
11	1 bedroom	\$1,600	500	3.20	15-Mar-22
12	1 bedroom	\$1,600	500	3.20	15-Mar-22
Total	12 suites	\$19,450	6,000	3.24	

* Suite 3 and 7 are not leased yet. Projected at \$1,650/month

** Estimated suite sizes provided by the vendor (based on plans).

The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Goodman Commercial.

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INCOME AND EXPENSES

Income (annualized as of March 2022)			
1	Rent	\$19,450 x 12 months	\$ 233,400
2	Gross income		233,400
3	Less vacancy at 1.5%		(3,501)
4	Effective gross income		229,899
Expenses (estimated)			
5	Insurance (2022)	\$872 / unit / year	10,466
6	Property taxes (estimated)	\$2,167 / unit / year	26,000
7	Utilities	\$ 167 / unit / year	2,000
8	Property Management	\$ 0.0 of EGI	6,897
9	Fire protection		200
10	Waste removal	\$ 318.0 / month	3,816
11	Landscaping (estimated)		1,000
12	License (2022)	\$ 40.0 / unit / year	480
13	Caretaker	\$ 55.0 / unit / month	7,920
14	Repairs & maintenance	\$ 500.0 / unit / year	6,000
15	Total expenses		(64,779)
16	Net operating income		\$ 165,120

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