

Goodman:

LORD NELSON PLACE / 309 WEST 3RD STREET, NORTH VANCOUVER

RENT ROLL APRIL 2022

Suite #	Type	Rent (\$) ^[1] (August 2022)	Rent (\$) (April 2022)	Move-in date	Deposit
101	1 bedroom	1,173	1,173	May-2009	425.00
102	1 bedroom	1,201	1,201	Sep-2012	487.50
103	1 bedroom	1,624	1,600	May-2021	800.00
104	2 bedroom	1,802	1,802	Feb-2021	887.50
105	2 bedroom	1,456	1,456	Oct-2010	600.00
106	1 bedroom	1,573	1,550	May-2021	775.00
107	1 bedroom	1,421	1,421	May-2019	700.00
109 ^[2]	2 bedroom	1,850	1,850	n/a	350.00
110	1 bedroom	1,160	1,160	Dec-2014	490.00
111	2 bedroom	1,452	1,452	Jan-2002	450.00
112	2 bedroom	1,776	1,776	Jul-2020	875.00
114	1 bedroom	1,573	1,550	Aug-2021	775.00
115	1 bedroom	1,472	1,472	Mar-2020	725.00
201	1 bedroom	1,385	1,385	Mar-2016	600.00
202	1 bedroom	1,152	1,152	Feb-1996	342.00
203	1 bedroom	1,625	1,625	Apr-2022	812.00
204	2 bedroom	1,617	1,617	Oct-2015	700.00
205	2 bedroom	1,827	1,800	Aug-2021	900.00
206	1 bedroom	1,157	1,157	Aug-1990	280.00
207	1 bedroom	1,128	1,128	Feb-2012	462.50
208	1 bedroom	1,168	1,168	May-2015	505.00
209	1 bedroom	1,472	1,472	Dec-2019	725.00
210	1 bedroom	1,573	1,550	Aug-2021	775.00
211	2 bedroom	1,607	1,607	Jul-2017	742.50
212	2 bedroom	1,521	1,521	Jul-2010	600.00
214	1 bedroom	1,171	1,171	May-2012	450.00
215	1 bedroom	1,453	1,453	Nov-2016	647.50
301	1 bedroom	1,624	1,600	May-2021	800.00
302	1 bedroom	1,151	1,151	Mar-2005	341.00
303 ^[3]	1 bedroom	1,183	1,383	Jun-2011	482.50
304	2 bedroom	1,598	1,598	Dec-2013	675.00
305	2 bedroom	1,510	1,510	Sep-1998	415.00
306	1 bedroom	1,151	1,151	Jul-2014	495.00
307	1 bedroom	1,472	1,472	Jan-2021	725.00
308	1 bedroom	1,145	1,145	May-1993	210.00
309	1 bedroom	1,600	1,600	Dec-2021	800.00
310	1 bedroom	1,160	1,160	Aug-2014	490.00
311	2 bedroom	1,716	1,716	Sep-2018	825.00
312	2 bedroom	1,579	1,579	Oct-2006	600.00
314	1 bedroom	1,193	1,193	Oct-1985	200.00
315	1 bedroom	1,197	1,197	Apr-2000	350.00
Total	41 units	\$58,668	\$58,724		

[1] Includes upcoming legal increase of 1.50% for units 103, 106, 114, 205, 210, 301, 309. Majority of units were increased in January 2022.

[2] Manager's suite (2 bed 2 bath) normalized to \$1,850 per month

[3] Suite 303 currently paying a short term additional rent of \$200, set to expire in June 2022

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INCOME AND EXPENSES

Income (annualized as of August 2022)			
1	Rent	\$58,668 × 12 months	\$704,016
2	Parking (included)		-
3	Laundry (2021)		16,800
4	Gross income		720,816
5	Less vacancy at 0.5%		(3,604)
6	Effective gross income		\$717,212
Expenses (2021 actual unless otherwise noted)			
7	Property tax (2021)		\$47,626
8	Water/sewer		23,698
9	License		251
10	Business license		779
11	Insurance		27,069
12	Alarm system		819
13	BC Hydro		8,344
14	Fortis BC		30,092
15	Elevator		3,036
16	Cable		15,029
17	Coinmatic		2,352
18	Waste management		3,922
19	Fire & Safety		2,780
20	Landscaping		1,080
21	Caretaker	\$50 / unit / month	24,600
22	Property management	3.0% of EGI	21,516
23	Repairs & maintenance	\$750 / unit / year	30,750
24	Total expenses		(243,743)
25	Net operating income		\$473,469

15 Monthly contract. Excludes one-time costs incurred in 2021.

20 Monthly contract. Excludes one-time costs incurred in 2021.

21 Caretaker fee normalized at \$50/unit/month

22 Property management normalized at 3.0% of effective gross income

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