

Goodman:

Marpole Apartment Building / 8669 Heather Street, Vancouver

RENT ROLL July 2022

Suite #	Type	Rent (\$)	Parking (\$)	Total (\$)	Move in date***
101	1 bedroom	\$928		\$928	2011-08-01
102	1 bedroom	\$1,280		\$1,280	2021-07-01
103	1 bedroom	\$928		\$928	2005-01-01
104	1 bedroom	\$871	\$20	\$891	2010-08-01
105	2 bedroom	\$989		\$989	2012-05-16
106	1 bedroom	\$1,280		\$1,280	2021-11-01
107	1 bedroom	\$1,180		\$1,180	2021-11-01
201	1 bedroom	\$1,266		\$1,266	2017-10-01
202	1 bedroom	\$900		\$900	1995-06-18
203	1 bedroom	\$1,002	\$20	\$1,022	2016-05-01
204	1 bedroom	\$905		\$905	2000-10-01
205	1 bedroom	\$882	\$20	\$902	2005-06-01
206	1 bedroom	\$1,108		\$1,108	2016-12-01
207	1 bedroom	\$1,218	\$20	\$1,238	2018-10-01
208	1 bedroom	\$1,268		\$1,268	2020-05-01
301	1 bedroom	\$815		\$815	2010-08-01
302	1 bedroom	\$1,002		\$1,002	2018-09-01
303	1 bedroom	\$1,280		\$1,280	2021-07-01
304	1 bedroom	\$923	\$40	\$963	2007-10-01
305	1 bedroom	\$1,266	\$20	\$1,286	2018-10-01
306	1 bedroom	\$1,280		\$1,280	2021-10-16
307	1 bedroom	\$815		\$815	2010-08-01
308	1 bedroom	\$1,002		\$1,002	2016-04-15
Total	23 units	\$24,388	\$140	\$24,528	

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 July 2022)			
1	Rent	\$24,388 × 12 months	\$292,656
2	Parking	\$140 × 12 months	1,680
3	Laundry (2021)		5,745
4	Gross income		300,081
5	Less vacancy at 0.5%		(1,500)
6	Effective gross income		\$298,581
Expenses (based on actual YE 2021 provided unless noted)			
7	Property tax (2022)		\$18,452
8	Insurance (2022)		16,370
9	Licenses/Permits		2,242
10	Landscaping		1,000
11	Pest Control		1,867
12	Fire prevention		1,200
13	Gas		18,702
14	Hydro		2,170
15	Water/sewer		9,451
16	Alarm monitoring		2,960
17	Garbage	\$220 / unit	5,060
18	Caretaker	\$50 / unit / month	13,800
19	Property management	3.0% of EGI	8,957
20	Repairs & maintenance	\$800 / unit / year	18,400
21	Total expenses		(120,631)
22	Net operating income		\$177,949

- 8 Insurance contract March 2022 - March 2023
- 12 Fire Prevention normalized to \$1,200/year.
- 17 Garbage normalized to \$5,060/year (\$220 x 23 units).
- 18 Caretaker fee normalized at \$50/unit/month.
- 19 Property management normalized at 3% of effective gross income.
- 20 Repairs and maintenance normalized at \$800/unit/year.