

Goodman:

LONSDALE COURT / 8669 HEATHER STREET, VANCOUVER

RENT ROLL OCTOBER 2024

Suite #	Type	Rent (\$)	Parking (\$)	Total (\$)	Size (SF)	Rent/SF	Move in date
101	1 bedroom	\$979		\$979	650	\$1.51	8/1/2011
102	1 bedroom	\$1,350		\$1,350	650	\$2.08	7/1/2021
103	1 bedroom	\$979		\$979	650	\$1.51	1/1/2005
104	1 bedroom	\$919	\$20	\$939	650	\$1.41	8/1/2010
105	2 bedroom	\$1,043		\$1,043	750	\$1.39	5/16/2012
106	1 bedroom	\$1,350		\$1,350	650	\$2.08	11/1/2021
107	1 bedroom	\$1,245		\$1,245	650	\$1.92	11/1/2021
201	1 bedroom	\$1,336	\$20	\$1,356	650	\$2.06	7/1/2022
202	1 bedroom	\$1,552		\$1,552	650	\$2.39	2/15/2023
203	1 bedroom	\$1,057	\$20	\$1,077	650	\$1.63	5/1/2016
204	1 bedroom	\$955		\$955	650	\$1.47	10/1/2000
205	1 bedroom	\$930	\$20	\$950	650	\$1.43	6/1/2005
206	1 bedroom	\$1,500		\$1,500	650	\$2.31	7/1/2024
207	1 bedroom	\$1,285	\$20	\$1,305	650	\$1.98	10/1/2018
208	1 bedroom	\$1,338		\$1,338	650	\$2.06	5/1/2020
301	1 bedroom	\$860		\$860	650	\$1.32	8/1/2010
302	1 bedroom	\$1,057		\$1,057	650	\$1.63	9/1/2017
303	1 bedroom	\$1,350		\$1,350	650	\$2.08	7/1/2021
304	1 bedroom	\$973	\$40	\$1,013	650	\$1.50	10/1/2007
305	1 bedroom	\$1,600		\$1,600	650	\$2.46	7/1/2024
306	1 bedroom	\$1,350		\$1,350	650	\$2.08	10/16/2021
307	1 bedroom	\$1,700	\$30	\$1,730	650	\$2.62	-
308	1 bedroom	\$1,057		\$1,057	650	\$1.63	4/15/2016
Total	23 units	\$27,765	\$170	\$27,935	15,050	\$1.84	

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 October 2024)

1	Rent	\$27,765 × 12 months	\$333,180
2	Parking	\$170 × 12 months	2,040
3	Laundry (2023)		3,721
4	Gross income		338,941
5	Less vacancy at 0.5%		(1,695)
6	Effective gross income		\$337,246

Expenses (based on actual YE 2023 provided unless noted)

7	Property tax (2024)		\$19,994
8	Insurance (2024/2025)		16,563
9	Business license	\$89 / unit / year	2,047
10	Landscaping (normalized)		1,500
11	Fire prevention (normalized)		1,200
12	Gas		21,776
13	Hydro		1,989
14	Water/sewer		5,223
15	Alarm monitoring		2,681
16	Garbage	\$250 / unit	5,750
17	Caretaker	\$60 / unit / month	16,560
18	Property management	3.0% of EGI	10,117
19	Repairs & maintenance	\$800 / unit / year	18,400
20	Total expenses		(123,801)
21	Net operating income		\$213,445

8 Insurance contract March 2024 - March 2025

10 Landscaping normalized to \$1,500/year. Actual 2023 amount was \$1,630.

11 Fire prevention normalized to \$1,200/year.

16 Garbage normalized to \$5,060/year (\$220 x 23 units).

17 Caretaker fee normalized at \$60/unit/month.

18 Property management normalized at 3% of effective gross income.

19 Repairs and maintenance normalized at \$800/unit/year.