

Goodman:

2125-2135 Munster Avenue, North Vancouver

RENT ROLL August 2023

Suite #	Type	Bath	Rent (\$)	Deposit (\$)	Move-In Date
2125	3 bedroom	1.5	\$2,240	\$837.50	2010-07-01
2127	3 bedroom	1.5	\$2,205	\$850.00	2011-05-01
2129	3 bedroom	1.5	\$2,205	\$837.50	2011-02-01
2131	3 bedroom	1.5	\$2,180	\$825.00	2009-12-01
2133	3 bedroom	1.5	\$2,340	\$925.00	2014-06-01
2135	3 bedroom	1.5	\$2,030	\$775.00	2007-10-01
Total	6 units		\$13,200	\$5,050	

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INCOME AND EXPENSES

Income (annualized as of August 2023)			
1	Rent	\$13,200 × 12 months	\$158,400
2	Gross income		158,400
3	Less vacancy at 0.5%		(792)
4	Effective gross income		\$157,608
Expenses (2023 estimate unless otherwise noted)			
5	Property tax (2023)		\$14,679
6	Insurance		11,230
7	Water and utilities (2022)		11,788
8	Landscaping		6,000
9	Waste removal		1,805
10	Caretaker	\$55 / unit / month	3,960
11	Repairs and maintenance	\$800 / unit / year	4,800
12	Property management		-
13	Total expenses		(54,262)
14	Net operating income		\$103,346

5 2023 actual

6 April 2023 - April 2024 term

10 Caretaker fee normalized at \$55/unit/month.

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

12 Included in caretaker expense