

Goodman:

RIM ROCK MANOR / 8630 OSLER STREET, VANCOUVER

RENT ROLL JUNE 2024

Suite #	Type	Rent (\$)	Move-in date	Last rent increase	Deposit (\$)
101	1 bedroom	989	Nov-2012	May-2024	387.50
102	1 bedroom	766	Aug-1998	May-2024	300.00
103	Bachelor	904	Jan-2014	May-2024	362.50
104	1 bedroom	1,319	Nov-2022	May-2024	637.50
201	1 bedroom	1,016	Feb-2011	May-2024	397.50
202	1 bedroom	1,875	Dec-2023		937.50
203	1 bedroom	1,365	Feb-2018	May-2024	675.00
204	1 bedroom	1,800	May-2024	May-2024	900.00
205	Bachelor	1,675	Jun-2024	May-2024	837.50
206	Bachelor	863	Dec-2012	May-2024	337.50
207	1 bedroom	1,151	Apr-2015	May-2024	475.00
208	1 bedroom	991	May-2014	May-2024	447.50
301	1 bedroom	1,345	Aug-2021	May-2024	737.50
302	1 bedroom	829	Nov-2004	May-2024	325.00
303	1 bedroom	766	Feb-2018	May-2024	292.50
304	1 bedroom	766	Nov-1993	May-2024	290.00
305	Bachelor	1,190	Feb-2022	May-2024	575.00
306	Bachelor	1,450	Mar-2023		725.00
307	1 bedroom	1,795	Jul-2023		897.50
308	1 bedroom	1,600	Apr-2023		800.00
401	1 bedroom	897	Oct-1991	May-2024	220.00
Total	21 units	25,352			11,557.50

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INCOME AND EXPENSES

Income (Annualized as of June 2024)			
1	Rent	\$25,352 × 12 months	\$304,224
2	Parking		-
3	Laundry (2023)		2,846
4	Gross income		307,070
5	Less vacancy at 0.5%		(1,535)
6	Effective gross income		\$305,535
Expenses (2023 actual unless otherwise noted)			
7	Property tax		\$19,329
8	Insurance		15,784
9	Water & sewer		5,833
10	Hydro		924
11	Gas		12,821
12	Garbage disposal		3,718
13	Landscaping		1,078
14	Fire safety (normalized)		750
15	License (2024)		1,869
16	Caretaker	\$60 per suite/month	15,120
17	Property management	3.25% of EGI	9,930
18	Repairs & maintenance	\$800 per suite/year	16,800
19	Total expenses		(103,956)
20	Net operating income		\$201,579

- 14 Fire safety is normalized at \$750 per year.
- 15 License is based on 2024 Business License.
- 16 Caretaker normalized at \$60/suite/month
- 17 Property management normalized based on 3.25% of EGI
- 18 Repairs and maintenance normalized at \$800/suite/year