

Goodman:

1076 WEST 11TH AVENUE, VANCOUVER

RENT ROLL JULY 2024

Suite #	Suite type	Bathroom	Suite size (SF)	Rent (\$)	Rent / SF (\$)	Parking (\$)	Parking stall #	Total (\$)	Move in date	Last rent increase date	Deposit (\$)
101	2 bedroom	2	828	\$2,381	\$2.88	\$30	#3	\$2,411	Oct-17	Jan-24	\$1,150.00
102	2 bedroom	1.5	735	\$1,619	\$2.20			\$1,619	Aug-03	Jan-24	\$637.50
201	2 bedroom	2	795	\$2,165	\$2.72	\$50	#4	\$2,215	Apr-22	-	\$1,082.50
202	Bachelor	1	378	\$1,900	\$5.03		None	\$1,900	Feb-24	-	\$950.00
203	2 bedroom	1	686	\$1,638	\$2.39	\$25	#1	\$1,663	Sep-14	Apr-22	\$1,525.00
301	2 bedroom	2	797	\$2,180	\$2.74			\$2,180	Sep-20	Feb-23	\$1,025.00
302	Bachelor	1	375	\$2,095	\$5.59			\$2,095	Jul-24	-	\$1,047.50
303	2 bedroom	1	690	\$1,781	\$2.58	\$25	#5	\$1,806	Jul-16	May-22	\$847.50
401	2 bedroom	2	921	\$3,895	\$4.23	incl.	#10	\$3,895	Jul-24	-	\$3,895.00
402	2 bedroom	2	928	\$3,195	\$3.44	incl.	#6	\$3,195	Feb-23	-	\$1,597.50
Total	10 units		7,133	\$22,849	\$3.20	\$130		\$22,979			\$13,757.50

Notes:

203: the deposit includes \$762.50 for security deposit and \$762.50 for pet damage deposit
401: the deposit includes \$1,947.5 for security deposit and \$1,947.5 for pet damage deposit

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INCOME AND EXPENSES

Income (Annualized as of July 2024)				
1	Rent	\$22,849	\$2 × 12 months	\$274,188
2	Laundry	Included	\$2	-
3	Parking	\$130	\$2 × 12 months	\$1,560
3	Gross income		1	275,748
4	Less vacancy at 0.5%		1	(1,379)
5	Effective gross income		2	\$274,369
Expenses (based on 2024 actuals unless noted)				
6	Property tax (2024)		\$1	\$22,084
7	Insurance		\$2	13,262
8	Water/Sewer		\$2	4,597
9	Hydro (2023)			3,805
10	Gas (2023)			4,541
11	Waste removal			5,352
12	Elevator			5,485
13	Landscaping & snow removal			1,035
14	Fire inspection & monitoring			2,976
15	Business license (normalized)			890
16	Telus - alarm & elevator			1,224
17	Caretaker	\$60	/ unit / month	7,200
18	Repairs & maintenance	\$800	/ unit / year	8,000
19	Total expenses			(80,451)
20	Net operating income			\$193,918

11 Includes organic recycling collection.

12 Richmond Elevator service + Cat 1 testing.

13 Includes irrigation startup/closing.

15 Business license normalized based on current bylaw rate - \$89 per suite / year

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

18 Repairs and maintenance normalized at \$800/unit/year

The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Goodman Commercial.