

# Goodman:

**WINDSOR APARTMENTS / 2575 WINDSOR STREET, VANCOUVER**

## RENT ROLL JANUARY 2025

Suite #	Type	Jan-2025 Rent (\$)	Deposit (\$)	Move In Date	Last Rent Increase
101	1 bedroom	\$1,390	\$650	2022-06-01	2025-01-01
102	1 bedroom	\$1,854	\$900	2023-08-01	2025-01-01
103	1 bedroom	\$1,386	\$650	2022-05-01	2025-01-01
104	1 bedroom	\$1,300	\$600	2021-02-01	2025-01-01
201	1 bedroom	\$1,279	\$600	2023-01-01	2025-01-01
202	1 bedroom	\$1,066	\$438	2015-03-01	2025-01-01
203	1 bedroom	\$1,185	\$538	2018-05-01	2025-01-01
204	1 bedroom	\$2,000	\$0	n/a	n/a
205*	1 bedroom	\$1,260	\$600	2021-02-15	2025-04-01
206	1 bedroom	\$966	\$300	2005-03-01	2025-01-01
207	1 bedroom	\$1,268	\$575	2020-06-01	2025-01-01
208	1 bedroom	\$1,854	\$900	2024-01-01	2025-01-01
301	1 bedroom	\$974	\$315	2006-05-01	2025-01-01
302	1 bedroom	\$1,063	\$850	2012-07-01	2025-01-01
303	1 bedroom	\$970	\$300	2005-07-01	2025-01-01
304	1 bedroom	\$1,324	\$600	2018-08-01	2025-01-01
305	1 bedroom	\$1,354	\$625	2021-12-01	2025-01-01
306	1 bedroom	\$1,279	\$1,160	2020-09-01	2025-01-01
307	1 bedroom	\$1,268	\$575	2020-06-01	2025-01-01
308	1 bedroom	\$1,108	\$490	2017-08-01	2025-01-01
<b>Total</b>	<b>20 units</b>	<b>\$26,148</b>	<b>\$11,665</b>		

Note:

Suite #204 is currently being renovated. Rent projected at market.

Suite #205 is caretaker suite. Rent increase becomes effective April 1, 2025.

# Goodman:

**WINDSOR APARTMENTS** / 2575 WINDSOR STREET, VANCOUVER

## INCOME AND EXPENSES

Income (annualized as of January 2025)			
1	Rent	\$26,148 x 12 months	\$313,776
2	Laundry (2023)		3,169
3	Gross income		316,945
4	Less vacancy at 0.5%		(1,585)
5	<b>Effective gross income</b>		<b>\$315,360</b>
Expenses (2023 actual unless otherwise noted)			
6	Property taxes (2024)		\$16,612
7	Insurance (2024-2025)		14,272
8	Water & sewer		6,725
9	Hydro		3,978
10	Gas		12,898
11	Garbage		6,000
12	Landscaping & snow removal (normalized)		1,000
13	Laundry lease		1,200
14	Pest control		1,200
15	License	\$89 / unit / year	1,780
16	Caretaker (normalized)	\$60 / unit / month	14,400
17	Property management	3.00% of EGI	9,461
18	Repairs & maintenance (normalized)	\$800 / unit / year	16,000
19	Total expenses		(105,526)
20	<b>Net operating income</b>		<b>\$209,834</b>

7 Insurance premium for Oct 2024 - Oct 2025 term

11 Garbage expense based on new 2024 contract at \$500 per month

12 Landscaping & snow removal normalized based on \$1,000 per year

16 Caretaker normalized based on \$60 per unit / month

17 Property management normalized based on 3.25% of effective gross income

18 Repairs & maintenance normalized based on \$800 per unit / year