

Goodman:

FINDLAY GARDEN APARTMENTS / 3223 FINDLAY STREET, VANCOUVER

RENT ROLL NOVEMBER 2024

Suite #	Type	Current Rent (\$)	Mar 2025 Rent (\$)	Move In Date	Last Rent Increase	Security Deposit (\$)	Pet Deposit (\$)
1	1 bedroom	\$1,060	\$1,060	2009-10-01	2023-08-01	-	-
2	2 bedroom	\$1,750	\$1,802	2016-10-27	2025-02-01	\$797.50	-
3	2 bedroom	\$1,406	\$1,448	2015-05-01	2025-02-01	\$625.00	\$625.00
4	2 bedroom	\$1,547	\$1,547	2020-10-15	2023-11-01	\$747.50	-
5*	2 bedroom	\$850	\$850	2005-04-01	n/a	\$425.00	-
6	2 bedroom	\$1,811	\$1,865	2020-06-15	2025-02-01	\$875.00	\$875.00
7	2 bedroom	\$1,102	\$1,135	2005-06-01	2025-02-01	\$445.00	-
8	2 bedroom	\$1,111	\$1,144	2014-09-01	2025-02-01	\$445.00	-
9	2 bedroom	\$1,656	\$1,705	2023-03-01	2025-03-01	\$800.00	-
10	2 bedroom	\$2,070	\$2,132	2023-01-28	2025-02-01	\$1,000.00	-
11	2 bedroom	\$1,914	\$1,914	2021-08-01	2023-11-01	\$925.00	-
12	2 bedroom	\$1,353	\$1,393	2014-03-01	2025-02-01	\$600.00	-
Total	12 units	\$17,630	\$17,995			\$7,685	\$1,500

Note:

Suite #5 is caretaker suite

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INCOME AND EXPENSES

Income (annualized as of March 2025)			
1	Rent	\$17,995 x 12 months	\$215,940
2	Laundry (2023)		3,355
3	Gross income		219,295
4	Less vacancy at 0.5%		(1,096)
5	Effective gross income		\$218,199
Expenses (2023 actual unless otherwise noted)			
6	Property taxes (2024)		\$12,905
7	Insurance (2024)		16,136
8	Water & sewer		3,486
9	Hydro		1,418
10	Gas		8,978
11	Garbage (normalized)		3,000
12	Landscaping		2,947
13	Laundry lease		860
14	Fire inspection		688
15	License (2025)		1,128
16	Caretaker (rent abatement)	\$60	8,640
17	Repairs & maintenance (normalized)	\$800 / unit / year	9,600
18	Total expenses		(69,786)
19	Net operating income		\$148,413

7 Insurance expense based on renewal for Dec 2024 - Dec 2025 term

11 Garbage expense normalized based on \$250 per unit / year

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

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