

Goodman:

1209 WOODLAND DRIVE, VANCOUVER

RENT ROLL MARCH 2025

| Suite # | Type | Size (SF) | Rent (\$) | Rent/SF (\$) | Move in date | Rent increase date | Deposit (\$) |
|--------------|----------------|--------------|-----------------|---------------|--------------|--------------------|----------------|
| 1 | 2 bedroom | 940 | \$2,391 | 2.54 | 2022-03-01 | 2025-03-01 | \$1,300 |
| 2 | 2 bedroom | 913 | \$2,608 | 2.86 | 2018-01-01 | 2025-01-01 | \$1,300 |
| 3 | 2 bedroom | 895 | \$3,144 | 3.51 | 2023-03-01 | 2025-03-01 | \$1,475 |
| 4 | 2 bedroom | 910 | \$2,950 | 3.24 | 2025-01-01 | 2025-01-01 | \$1,475 |
| 5 | 2 bedroom | 895 | \$2,880 | 3.22 | 2023-01-01 | 2025-01-01 | \$1,325 |
| 6 | 2 bedroom | 910 | \$2,929 | 3.22 | 2016-03-01 | 2025-01-01 | \$1,250 |
| Total | 6 units | 5,463 | \$16,902 | \$3.09 | | | \$8,125 |

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INCOME AND EXPENSES

| Income (annualized as of March 1, 2025) | | | |
|---|------------------------------------|----------------------|------------------|
| 1 | Rent | \$16,902 x 12 months | \$202,824 |
| 2 | Gross income | | 202,824 |
| 3 | Less vacancy at 0.5% | | (1,014) |
| 4 | Effective gross income | | \$201,810 |
| Expenses (2024 actual unless otherwise noted) | | | |
| 5 | Property taxes (2024) | | \$11,865 |
| 6 | Insurance | | 6,025 |
| 7 | Utilities | | 4,026 |
| 8 | Garbage | | incl. |
| 9 | Landscaping (normalized) | | 750 |
| 10 | Telephone | | 561 |
| 11 | License | | 534 |
| 12 | Caretaker (normalized) | \$60 / unit / month | 4,320 |
| 13 | Repairs & maintenance (normalized) | \$800 / unit / year | 4,800 |
| 14 | Total expenses | | (32,881) |
| 15 | Net operating income | | \$168,929 |

8 Garbage pickup by City of Vancouver, included in taxes

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

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