

# Goodman:

1209 WOODLAND DRIVE, VANCOUVER

## RENT ROLL MARCH 2025

Suite #	Type	Est. 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