

Goodman:

ETON APARTMENTS / 2231 ETON STREET, VANCOUVER

RENT ROLL OCTOBER 2025

Suite #	Type	Rent (\$) June 2025	Rent (\$) October 2025	Deposit (\$)	Move in date	Rent increase date
101	1 bedroom	\$1,214	\$1,250	\$575	12/15/2020	1/10/2025
102	2 bedroom	\$1,561	\$1,607	\$860	8/1/2009	1/10/2025
103	Studio	\$1,300	\$1,339	\$650	8/1/2024	1/10/2025
104	1 bedroom	\$1,242	\$1,279	\$560	9/1/2016	1/10/2025
201	1 bedroom	\$1,098	\$1,130	\$690	7/1/2010	1/10/2025
202	2 bedroom	\$1,541	\$1,587	\$860	7/23/2008	1/10/2025
203	1 bedroom	\$1,319	\$1,358	\$625	11/1/2020	1/10/2025
204	1 bedroom	\$1,503	\$1,548	\$713	5/1/2022	1/10/2025
205	1 bedroom	\$1,850	\$1,905	\$1,225	4/1/2024	1/10/2025
206	1 bedroom	\$1,322	\$1,361	\$590	9/1/2016	1/10/2025
301	1 bedroom	\$1,900	\$1,957	\$1,150	4/1/2024	1/10/2025
302	2 bedroom	\$1,575	\$1,622	\$875	7/15/2008	1/10/2025
303	1 bedroom	\$1,425	\$1,467	\$875	7/1/2021	1/10/2025
304	1 bedroom	\$1,210	\$1,246	\$560	1/1/2017	1/10/2025
305	1 bedroom	\$1,209	\$1,245	\$775	8/1/2008	1/10/2025
306	1 bedroom	\$1,316	\$1,355	\$600	5/15/2017	1/10/2025
Total	16 units	\$22,585	\$23,256	\$12,183		

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INCOME AND EXPENSES

Income (Annualized as of October 2025)				
1	Rent	\$23,256	×12 months	\$279,072
2	Parking	included in rent		-
3	Laundry			3,170
4	Gross income			282,242
5	Less vacancy at 0.5%			(1,411)
6	Effective gross income			\$280,831
Expenses (based on actual 2024 provided unless noted)				
7	Property tax (2024)			\$17,169
8	Insurance			14,072
9	Hydro			1,380
10	Gas			10,103
11	Water & sewer			6,542
12	License			1,504
13	Fire safety (normalized)			750
14	Landscaping (normalized)			1,000
15	Waste disposal (normalized)	\$250	/ unit / year	4,000
16	Caretaker (normalized)	\$60	/ unit / month	11,520
17	Property management (normalized)	3.25%	of EGI	9,127
18	Repair and maintenance (normalized)	\$800	/ unit / year	12,800
19	Total expenses			(89,967)
20	Net operating income			\$190,864

- 13 Fire safety normalized to \$750/year
- 14 Landscaping normalized at \$1,000/year
- 15 Waste disposal normalized to \$250 per unit / year
- 16 Caretaker normalized based on \$60 per unit / month
- 17 Property management expense normalized at 3.25% of Effective Gross Income.
- 18 Repairs and maintenance normalized at \$800 per unit / year