

Goodman:

RENTAL RATE COMPARISON - EXISTING BUILDING VS. SECURED REPLACEMENT UNITS IN A NEW BUILDING

Starting rents

Existing building Based on actual 2025 rent roll
Replacement units Based on lesser of: current rent or 20% below CMHC Citywide Average

Rents upon turnover

Existing building Rents reset to market
Replacement units Rents reset to 20% below CMHC Average

Inflation assumptions

Legal increase 2.5%
Market increase 5.0%
CMHC increase 5.0%

Turnover assumption

Turnover 2 units per year
9% CMHC 2024 Rental Market Report: 9% for CoV

Market Rents - Existing Building											
	Current	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Bachelor	\$1,800	\$1,890	\$1,985	\$2,084	\$2,188	\$2,297	\$2,412	\$2,533	\$2,659	\$2,792	\$2,932
1 Bed	\$2,100	\$2,205	\$2,315	\$2,431	\$2,553	\$2,680	\$2,814	\$2,955	\$3,103	\$3,258	\$3,421
2 Bed	\$2,600	\$2,730	\$2,867	\$3,010	\$3,160	\$3,318	\$3,484	\$3,658	\$3,841	\$4,033	\$4,235
3 Bed	n/a										

10 YEAR TIMELINE											
Existing Market Rental Building											
Unit Type	Starting	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Bachelor	\$1,305	\$1,338	\$1,371	\$1,405	\$1,440	\$1,476	\$2,412	\$2,472	\$2,534	\$2,598	\$2,663
Bachelor	\$1,039	\$1,065	\$1,092	\$2,084	\$2,136	\$2,189	\$2,244	\$2,300	\$2,358	\$2,416	\$2,477
Bachelor	\$1,280	\$1,312	\$1,345	\$1,378	\$1,413	\$1,448	\$1,484	\$1,522	\$1,560	\$1,599	\$1,639
Bachelor	\$1,442	\$1,478	\$1,985	\$2,034	\$2,085	\$2,137	\$2,191	\$2,245	\$2,301	\$2,359	\$2,418
Bachelor	\$1,379	\$1,413	\$1,449	\$1,485	\$1,522	\$1,560	\$1,599	\$1,639	\$1,680	\$2,792	\$2,862
Bachelor	\$992	\$1,017	\$1,042	\$1,068	\$1,095	\$2,297	\$2,355	\$2,414	\$2,474	\$2,536	\$2,599
1 bedroom	\$1,060	\$2,205	\$2,260	\$2,317	\$2,375	\$2,434	\$2,495	\$2,557	\$2,621	\$2,687	\$2,754
1 bedroom	\$1,950	\$1,999	\$2,049	\$2,100	\$2,152	\$2,206	\$2,261	\$2,318	\$3,103	\$3,180	\$3,260
1 bedroom	\$997	\$1,022	\$1,047	\$1,074	\$2,553	\$2,616	\$2,682	\$2,749	\$2,818	\$2,888	\$2,960
1 bedroom	\$944	\$968	\$992	\$1,017	\$1,042	\$1,068	\$2,814	\$2,885	\$2,957	\$3,031	\$3,106
1 bedroom	\$1,631	\$1,672	\$1,714	\$1,756	\$1,800	\$1,845	\$1,891	\$2,955	\$3,029	\$3,105	\$3,182
1 bedroom	\$1,900	\$1,948	\$1,996	\$2,046	\$2,097	\$2,150	\$2,203	\$2,259	\$2,315	\$2,373	\$3,421
1 bedroom	\$1,658	\$1,699	\$2,315	\$2,373	\$2,432	\$2,493	\$2,556	\$2,619	\$2,685	\$2,752	\$2,821
1 bedroom	\$1,583	\$1,623	\$1,663	\$1,705	\$1,747	\$1,791	\$1,836	\$1,882	\$1,929	\$3,258	\$3,339
1 bedroom	\$1,198	\$1,228	\$1,259	\$1,290	\$1,322	\$1,355	\$1,389	\$2,955	\$3,029	\$3,105	\$3,182
1 bedroom	\$1,188	\$1,218	\$1,248	\$2,431	\$2,492	\$2,554	\$2,618	\$2,683	\$2,750	\$2,819	\$2,890
1 bedroom	\$1,751	\$1,795	\$1,840	\$1,886	\$1,933	\$1,981	\$2,031	\$2,081	\$2,133	\$2,187	\$2,241
1 bedroom	\$986	\$1,011	\$1,036	\$1,062	\$2,553	\$2,616	\$2,682	\$2,749	\$2,818	\$2,888	\$2,960
2 bedroom	\$1,985	\$2,035	\$2,085	\$2,138	\$2,191	\$2,246	\$2,302	\$2,360	\$2,419	\$2,479	\$4,235
2 bedroom	\$2,100	\$2,153	\$2,206	\$2,261	\$2,318	\$3,318	\$3,401	\$3,486	\$3,573	\$3,663	\$3,754
2 bedroom	\$2,011	\$2,061	\$2,113	\$2,166	\$2,220	\$2,275	\$2,332	\$2,390	\$3,841	\$3,937	\$4,036
2 bedroom	\$2,150	\$2,204	\$2,259	\$2,315	\$2,373	\$2,433	\$2,493	\$2,556	\$2,620	\$2,685	\$2,752
2 bedroom	\$2,200	\$2,730	\$2,798	\$2,868	\$2,940	\$3,013	\$3,089	\$3,166	\$3,245	\$3,326	\$3,409
Total Monthly	\$34,729	\$37,191	\$39,164	\$42,259	\$46,232	\$49,505	\$53,361	\$57,242	\$60,791	\$64,681	\$68,961
Avg Rent	\$1,610	\$1,617	\$1,703	\$1,837	\$2,010	\$2,162	\$2,320	\$2,489	\$2,643	\$2,811	\$2,998
Increase y/y		7.1%	5.3%	7.9%	9.4%	7.1%	7.8%	7.3%	6.2%	6.4%	6.6%
Cumulative Increase										99%	

Blue cells = turnover units reset to market

20% Below CMHC Average - Replacement Units											
	Current	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Bachelor	\$1,294	\$1,359	\$1,427	\$1,498	\$1,573	\$1,652	\$1,735	\$1,821	\$1,912	\$2,008	\$2,108
1 Bed	\$1,470	\$1,543	\$1,620	\$1,701	\$1,786	\$1,876	\$1,969	\$2,068	\$2,171	\$2,280	\$2,394
2 Bed	\$2,052	\$2,155	\$2,262	\$2,375	\$2,494	\$2,619	\$2,750	\$2,887	\$3,032	\$3,183	\$3,342
3 Bed	\$2,819	\$2,960	\$3,108	\$3,264	\$3,427	\$3,598	\$3,778	\$3,967	\$4,165	\$4,374	\$4,592

10 YEAR TIMELINE											
Secured Replacement Units in a New Building											
Unit Type	Starting	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Bachelor	\$1,294	\$1,326	\$1,360	\$1,393	\$1,428	\$1,464	\$1,735	\$1,778	\$1,822	\$1,868	\$1,915
Bachelor	\$1,039	\$1,065	\$1,092	\$1,498	\$1,536	\$1,574	\$1,614	\$1,654	\$1,695	\$1,738	\$1,781
Bachelor	\$1,280	\$1,312	\$1,345	\$1,378	\$1,413	\$1,448	\$1,484	\$1,522	\$1,560	\$1,599	\$1,639
Bachelor	\$1,294	\$1,326	\$1,427	\$1,463	\$1,499	\$1,537	\$1,575	\$1,615	\$1,655	\$1,696	\$1,739
Bachelor	\$1,294	\$1,360	\$1,393	\$1,428	\$1,464	\$1,501	\$1,538	\$1,577	\$2,008	\$2,058	\$2,109
Bachelor	\$992	\$1,017	\$1,042	\$1,068	\$1,095	\$1,652	\$1,693	\$1,736	\$1,779	\$1,824	\$1,869
1 bedroom	\$1,060	\$1,543	\$1,582	\$1,621	\$1,662	\$1,703	\$1,746	\$1,789	\$1,834	\$1,880	\$1,927
1 bedroom	\$1,470	\$1,507	\$1,544	\$1,583	\$1,623	\$1,663	\$1,705	\$1,747	\$2,171	\$2,226	\$2,281
1 bedroom	\$997	\$1,022	\$1,047	\$1,074	\$1,786	\$1,831	\$1,877	\$1,924	\$1,972	\$2,021	\$2,072
1 bedroom	\$944	\$968	\$992	\$1,017	\$1,042	\$1,068	\$1,969	\$2,019	\$2,069	\$2,121	\$2,174
1 bedroom	\$1,470	\$1,507	\$1,544	\$1,583	\$1,623	\$1,663	\$1,705	\$2,068	\$2,120	\$2,173	\$2,227
1 bedroom	\$1,470	\$1,507	\$1,544	\$1,583	\$1,623	\$1,663	\$1,705	\$1,747	\$1,791	\$1,836	\$2,394
1 bedroom	\$1,470	\$1,507	\$1,620	\$1,661	\$1,702	\$1,745	\$1,788	\$1,833	\$1,879	\$1,926	\$1,974
1 bedroom	\$1,470	\$1,507	\$1,544	\$1,583	\$1,623	\$1,663	\$1,705	\$1,747	\$1,791	\$2,280	\$2,337
1 bedroom	\$1,198	\$1,228	\$1,259	\$1,290	\$1,322	\$1,355	\$1,389	\$2,068	\$2,120	\$2,173	\$2,227
1 bedroom	\$1,188	\$1,218	\$1,248	\$1,701	\$1,744	\$1,787	\$1,832	\$1,878	\$1,925	\$1,973	\$2,022
1 bedroom	\$1,470	\$1,507	\$1,544	\$1,583	\$1,623	\$1,663	\$1,705	\$1,747	\$1,791	\$1,836	\$1,882
1 bedroom	\$986	\$1,011	\$1,036	\$1,062	\$1,786	\$1,831	\$1,877	\$1,924	\$1,972	\$2,021	\$2,072
2 bedroom	\$1,985	\$2,035	\$2,085	\$2,138	\$2,191	\$2,246	\$2,302	\$2,360	\$2,419	\$2,479	\$3,342
2 bedroom	\$2,052	\$2,103	\$2,156	\$2,210	\$2,265	\$2,619	\$2,684	\$2,752	\$2,820	\$2,891	\$2,963
2 bedroom	\$2,011	\$2,061	\$2,113	\$2,166	\$2,220	\$2,275	\$2,332	\$2,390	\$3,032	\$3,108	\$3,185
2 bedroom	\$2,052	\$2,103	\$2,156	\$2,210	\$2,265	\$2,322	\$2,380	\$2,439	\$2,500	\$2,563	\$2,627
2 bedroom	\$2,052	\$2,155	\$2,208	\$2,264	\$2,320	\$2,378	\$2,438	\$2,499	\$2,561	\$2,625	\$2,691
Total Monthly	\$32,538	\$33,860	\$34,850	\$36,522	\$38,819	\$40,616	\$42,740	\$44,773	\$46,854	\$48,861	\$51,397
Avg Rent	\$1,415	\$1,472	\$1,515	\$1,588	\$1,688	\$1,766	\$1,858	\$1,947	\$2,037	\$2,124	\$2,235
Increase y/y		4.1%	2.9%	4.8%	6.3%	4.6%	5.2%	4.8%	4.6%	4.3%	5.2%
Cumulative Increase										58%	

Blue cells = turnover units reset to 20% below CMHC Average

Red text = tenancies where rents are reset immediately to 20% below CMHC Average