

Goodman:

1968 WEST 2ND AVENUE, VANCOUVER / PROJECTED RENT ROLL & PROFORMA

PROJECTED RENT ROLL (FEBRUARY 2017)

Suite #	Type	Size (SF)	Rent (\$)	\$/SF
101	1 bedroom	574	2,250	3.92
102*	Bachelor	441	1,550	3.51
104*	Junior 1 bedroom	509	1,725	3.39
105*	1 bedroom	498	1,825	3.66
106	1 bedroom	633	2,200	3.48
109*	1 bedroom	606	2,000	3.30
201	1 bedroom	573	2,100	3.66
202*	Bachelor	433	1,575	3.64
203*	Bachelor	425	1,575	3.71
204	Bachelor	430	1,575	3.66
205*	1 bedroom	574	2,075	3.61
206*	1 bedroom	616	2,075	3.37
207	1 bedroom	664	2,250	3.39
208	1 bedroom	656	2,250	3.43
209*	1 bedroom	615	2,050	3.33
301*	1 bedroom	573	2,250	3.93
302 *	Bachelor	433	1,650	3.81
303	Bachelor	425	1,650	3.88
304 *	Bachelor	430	1,650	3.84
305 *	1 bedroom	574	2,250	3.92
306	1 bedroom	616	2,350	3.81
307	1 bedroom	664	2,375	3.58
308	1 bedroom	656	2,375	3.62
309	1 bedroom	615	2,350	3.82
Total	24 suites	13,233	\$ 47,975	\$ 3.63

* ACTUAL RENTS - START FEB 1, 2017

PROFORMA

Income			
1	Rent	\$47,975 x 12 months	\$ 575,700
2	Parking	\$75 x 22 stalls x 12 months x 85%	16,830
3	Storage room	125 x 12 months x 12 months	1,500
4	Lockers	\$25 x 24 lockers x 12 months x 85%	\$ 6,120
5	Gross Income		600,150
6	Less Vacancy 0.75% (on rent only)		(4,318)
7	Effective Gross Income		595,832
Expenses			
8	Total Expenses (approximate)	\$4,040 x 24 units	(96,972)
9	Net operating income		\$ 498,860

(8) Expenses include property management at 3.00% of EGI, caretaker at \$55/unit/month, \$800 / suite repairs & maintenance

1968 WEST 2ND AVENUE, VANCOUVER / EXPENSES

Expenses (2017 projected)

1	Repairs & maintenance	\$800/unit/year	19,200
2	Property taxes	actual 2016	18,587
3	Property management	3% of EGI	17,875
4	Caretaker	\$55/unit/month	15,840
5	Gas		6,000
6	Insurance		6,240
7	Electricity		2,000
8	Water & sewer		4,800
9	License		1,700
10	Landscaping		2,000
11	Waste management		1,320
12	Fire inspection		410
13	Miscellaneous		1,000
14	Total expenses		96,972
		per unit	\$4,040