

# Goodman report:

**Deca**  
**668 East 8th Avenue, Vancouver**  
**February 2013 Rent Roll**

Suite #	Type	Rent (\$)	Size (SF)	Move In Date	Lease	Parking	Storage
101	1 bedroom	1,490	557	1-Dec-12	9 months	No	Included
102	1 bedroom	1,230	673	1-May-12	1 year	No	No storage
103	1 bedroom	1,406	557	1-May-12	1 year	No	Included
201	1 bedroom	1,305	640	1-May-12	1 year	No	No storage
202	1 bedroom	1,331	640	1-May-12	2 years	No	Included
203	1 bedroom	1,357	640	1-May-12	1 year	No	No storage
204	1 bedroom	1,415	640	1-May-12	monthly	No	Included
301	1 bedroom	1,352	640	1-May-12	2 years	No	Included
302	1 bedroom	1,360	640	1-May-12	1 year	No	Included
303	1 bedroom	1,483	640	1-May-12	1 year	No	No storage
304	1 bedroom	1,471	640	1-May-12	1 year	No	No storage
<b>Total</b>	<b>11 Suites</b>	<b>\$ 15,200</b>	<b>6,907</b>				
Non-resident storage (3 lockers)							115
Non-resident parking (3 stalls)						105	
<b>Total</b>						<b>\$ 105</b>	<b>\$ 115</b>

Notes: Storage: There are a total of 9 storage lockers, 3 of which are rented to non-residents for a total of \$115/month and 6 are included in the rent.

Parking: There are a total of 5 parking stalls; 3 stalls are rented to non-residents; 2 are vacant.

# Goodman report:

**Deca**  
**668 East 8th Avenue, Vancouver**  
**2013 Income and Expenses**

Income (Annualized February 2013)			
Rent	(\$15,200 x 12 months)	\$	182,400
Parking	(\$105 x 12 months)		1,260
Storage	(\$115 x 12 months)		1,380
<b>Gross Income</b>		\$	<b>185,040</b>
Less Vacancy at 0.5%		-	925
<b>Effective Gross Income</b>		\$	<b>184,115</b>

2012 Expenses			
City business license		\$	704
Gas			1,717
Fire Inspection		\$	500
Landscaping			1,000
Garbage removal			1,021
Hydro			601
Water/sewer			1,200
Insurance			6,000
Repairs & Maintenance @ \$750/unit			8,250 (1)
Property Tax			8,542
Caretaker/Janitor @ \$180/mo.			2,160
Management			4,000 (2)
<b>Total Expenses</b>		\$	<b>35,695</b>
<b>Net Operating Income</b>		\$	<b>148,420</b>

- Notes: (1) The expense figure for Repairs & Maintenance has been normalized at \$750/unit/year.  
(2) The property is currently self-managed. A \$4,000/year expense figure has been added.