

# Goodman report:

**Haro Court  
1610 Haro Street, Vancouver, BC  
July 2012 Rent Roll**

SUITE #	TYPE	CURRENT RENT (\$)	PARKING	TOTAL RENT (\$)
1	1 bedroom	890		890
101	1 bedroom	895		895
102	1 bedroom	925	30	955
103	1 bedroom	890		890
104	1 bedroom	895		895
105	1 bedroom	900		900
106	1 bedroom	925		925
107	1 bedroom	890	30	920
108	1 bedroom	880		880
201	1 bedroom	890		890
202	1 bedroom	895	15	910
203	1 bedroom	900		900
204	1 bedroom	895		895
205	1 bedroom	875	20	895
206	1 bedroom	885	20	905
207	1 bedroom	880		880
208	1 bedroom	880		880
301	1 bedroom	945		945
<b>TOTAL</b>	<b>18 Suites</b>	<b>\$ 16,135</b>	<b>\$ 115</b>	<b>\$ 16,250 x 12 = \$196,080</b>

Rental Analysis	One Bedroom (18 suites)
2011 CMHC Vancouver West End Averages	\$1,112
Haro Court	\$896

**Notes:**

There appears to be a 24% rental upside when compared with the Vancouver West End CMHC averages.

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## Haro Court 1610 Haro Street, Vancouver, BC 2012 Proforma

Income (Annualized as of July 2012)		
Rents	(\$16,135 x 12 months)	\$ 194,700
Parking	(\$115 x 12 months)	1,380
Laundry (est.)	(\$250 x 12 months)	3,000
		<u>199,080</u>
Less Vacancy at .50%		- 9,954
<b>Effective Gross Income</b>		<b><u>\$ 189,126</u></b>

Expenses (2011) <sup>(1)</sup>		
Taxes	\$	12,055
Caretaker		7,107
Repairs/Maintenance		13,500 <sup>(2)</sup>
Hydro		1,857
Gas		14,319
Garbage		5,851
Water/Sewer		3,291
Insurance		5,936
License		1,134
Property Management (3.25%)		6,147 <sup>(3)</sup>
Gardening		3,578
Fire Service		410
Pest Control		1,046
<b>Total Expenses</b>	<b>\$</b>	<b>76,231</b>
<b>Net Operating Income</b>	<b>\$</b>	<b>112,895</b>

Notes:

- (1) Expenses as of 2011.
- (2) Repairs and Maintenance normalized to \$750/suite.
- (3) Property Management normalized at 3.25% of Effective Gross Income.