

# Goodman report:

## 1517 Comox Street, Vancouver August 2015 Rent Roll

Suite #	Type	Size (SF)	Rent (\$)
1	2 bedroom	1,114	1,750
(1) 2	2 bedroom (2 level)	1,410	3,000
3	sleeping rooms	243	575
4	sleeping rooms	213	575
5	sleeping rooms	228	575
(2) 6	sleeping rooms	187	550
<b>Total</b>	<b>6 Suites</b>	<b>3,395</b>	<b>\$7,025</b>

## August 2015 Income and Expenses

Income (Annualized as of August 2015)	
Rents (\$7,025 x 12 months)	\$ 84,300
Laundry	1,200
	<b>\$ 85,500</b>
Less Vacancy at 0.3%	— 257
<b>Effective Gross Income</b>	<b>\$ 85,244</b>

Expenses (2015)	
Maintenance	2,000
Insurance	5,800
Professional fees	500
Taxes (2015)	6,437
Utilities	5,500
Licence	205
<b>Total Expenses</b>	<b>20,442</b>
<b>Net Operating Income</b>	<b>\$ 64,802</b>

### Notes:

- (1) Currently owner-occupied. Rent of \$3,000/month has been added as a market rent.
- (2) Unit 6 is unauthorized.

Expenses are generally close estimates - exact numbers need to be verified.

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