

# Goodman:

**NELSON PLAZA** / 1019 BUTE STREET, VANCOUVER

## RENT ROLL SEPTEMBER 2019

Suite #	Type	Rent (\$)	Deposit	Parking (\$)	Size (SF)	Rent / SF (\$)	Move in date
101	2 bedroom	\$2,650	\$1,325		883	3.00	2019-06-01
102	2 bedroom	\$1,838	\$638		887	2.07	2005-09-01
103	2 bedroom	\$1,854	\$825		804	2.31	2014-11-01
104	2 bedroom	\$1,867	\$750		887	2.10	2008-09-01
201	2 bedroom	\$1,924	\$850		890	2.16	2014-09-01
202	2 bedroom	\$1,795	\$600		880	2.04	2005-09-01
203	2 bedroom	\$1,833	\$625		800	2.29	2005-04-01
204	2 bedroom	\$1,669	\$515		815	2.05	1996-07-01
301	2 bedroom	\$1,867	\$630		970	1.92	1999-06-01
302	2 bedroom	\$1,928	\$745		915	2.11	2009-05-01
303	2 bedroom	\$2,291	\$1,075		800	2.86	2017-05-01
304*	2 bedroom	\$2,850			770	3.70	
B5	2 bedroom	\$1,525	\$763		720	2.12	2019-06-01
B6	Bachelor	\$949	\$447		370	2.56	2017-02-01
B7	Bachelor	\$698	\$215		335	2.08	2000-01-01
B8	2 bedroom	\$1,266	\$425		700	1.81	2002-03-25
<b>Total</b>	<b>16 units</b>	<b>\$28,804</b>	<b>\$10,427</b>	<b>\$0</b>	<b>12,426</b>	<b>\$2.32</b>	

Note: the building is licensed for 12 dwelling units and one housekeeping unit – we suspect the unauthorized units are in the basement floor.

\* This is the asking rent—currently vacant.

# Goodman:

**NELSON PLAZA** / 1019 BUTE STREET, VANCOUVER

## INCOME AND EXPENSES

### Income (annualized as of September 2019)

1	Rent	\$28,804 ×12 months	\$345,648
2	Parking		included
3	Laundry (2018)		3,993
4	Gross income		349,641
5	Less vacancy at 0.5%		(1,748)
6	<b>Effective gross income</b>		<b>\$347,893</b>

### 2018 expenses (actual unless otherwise noted)

7	Property tax (2018)		\$19,631
8	Water & sewer		9,560
9	Telephone & Admin		1,062
10	Caretaker (normalized)	\$60 / unit / month	11,520
11	Repairs & maintenance (normalized)	\$750 / unit / year	12,000
12	Property management (normalized)	3.5% of EGI	12,176
13	Insurance		7,762
14	Gas		8,941
15	Hydro		2,170
16	Garbage		3,528
17	License		888
18	Total expenses		(89,238)
19	<b>Net operating income</b>		<b>\$258,655</b>

10 Caretaker payment was \$16,340 for 2018.

11 Repairs and maintenance normalized at \$750/unit/year

12 Property manager payment was \$16,705 in 2018.