

Goodman:

SANTA MONICA / 1546 WEST 12TH AVENUE, VANCOUVER

RENT ROLL JULY 2017

Suite #	Type	Rent (\$)	Size (SF)	Rent/SF (\$)	Parking (\$)
* 0	1 bedroom	950	526	1.81	-
1	Bachelor	1,247	561	2.22	-
2	Bachelor	1,106	561	1.97	-
3	Bachelor	1,080	645	1.67	-
4	Bachelor	1,012	483	2.10	-
5	1 bedroom	1,348	635	2.12	25
6	1 bedroom	1,446	635	2.28	-
7	2 bedroom	3,128	1,621	1.93	INCL.
9	Bachelor	1,140	458	2.49	-
10	Bachelor	1,100	471	2.34	-
11	1 bedroom	1,389	687	2.02	-
12	1 bedroom	1,048	687	1.53	INCL.
14	Bachelor	1,011	645	1.57	-
Total	13 suites	\$17,005	8,613	\$1.97	\$25

Notes:

*Suite #0 was converted from an exercise room into an unauthorized 1-Br unit.

*Suite #7 has access to garage - included in rent.

*Suite #5 has access to one surface stall at \$25 / month.

*Suite #12 has access to one surface stall - included in rent.

Rent roll as of July 2017 (includes 7 rent increases which take effect May - July 2017).

Goodman:

SANTA MONICA / 1546 WEST 12TH AVENUE, VANCOUVER

INCOME AND EXPENSES

Income (annualized as of July 2017)				
1	Rent (includes parking)	\$	17,030 x 12 months	\$204,360
2	Laundry	\$	200 x 12 months	2,400
3	Gross income			206,760
4	Less vacancy at 0.5%			(1,034)
5	Effective gross income			\$205,726
Expenses (2016)				
6	Property taxes (actual 2016)			11,669
7	Repairs & maintenance			11,050
8	Garbage disposal (actual 2016)			2,664
9	Insurance (actual 2016)			6,072
10	Gardening (actual 2016)			1,858
11	Utilities - gas, hydro & water (actual 2016)			9,555
12	Caretaker (normalized)			7,000
13	Pest Control (actual 2016)			357
14	Fire (actual 2016)			445
15	License (estimate)			605
16	Total expenses			(51,274)
17	Net operating income			\$154,452

- (7) Repairs & maintenance normalized to \$850/unit/year. Janitorial cost has been normalized and included in the R & M cost.
- (12) Currently managed by a third party property manager. We have normalized the expenses to reflect only a caretaker expense of \$45/unit/month.