

Goodman:

CEDAR CREST MANOR / 1569 WEST 12TH AVENUE, VANCOUVER

RENT ROLL SEPTEMBER 2019

Suite #	Type	Rent (\$)	Parking (\$)	Deposit (\$)	Move In
1	1 bedroom	982	parking included	450	2013-07-15
101	1 bedroom	1,009		463	2014-02-01
102	1 bedroom	903	45	414	2010-05-01
103*	2 bedroom	2,500		-	
104	2 bedroom	1,433		663	2014-10-16
2*	1 bedroom	2,200	80	-	
201* (renovated)	1 bedroom	2,400	80	-	
202	1 bedroom	2,200	80	1,100	2018-11-01
203	2 bedroom	1,433		663	2010-08-15
204	2 bedroom	1,433		663	2015-05-01
Total	10 suites	\$ 16,493	\$ 285	\$ 4,414	

* Suites #2, #103 and #201 are short-term monthly rentals—the rental & parking rates posted are estimated based on market.

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INCOME AND EXPENSES

Income				
1	Rent (annualized as of September 2019)		\$16,493 × 12 months	\$ 197,916
2	Surface parking		\$285 × 12 months	3,420
3	Garages (4 @ \$200 / mo)		\$800 × 12 months	9,600
4	Laundry (2018)			3,120
5	Gross income			214,056
6	Less vacancy at 0.5%			(1,070)
7	Effective gross income			\$ 212,986
Expenses (2018)				
8	Property Tax			\$ 12,231
9	Management		\$50 / unit / month	6,000
10	Repairs & Maintenance			6,750
11	Garbage			2,651
12	Insurance			4,110
13	Water/sewer			1,243
14	Hydro			1,165
15	Gas			4,987
16	Pest Control			1,435
17	License			710
18	Fire Inspection			178
19	Total expenses			(41,460)
20	Net operating income			\$ 171,526

Notes:

- (2) There are 5 surface parking stalls, of which 2 are projected at market.
- (3) There are 4 secure garages that are currently vacant—we have projected \$200/month per garage.
- (9) The property is currently self-managed—caretaker fee added at \$6000/year (\$50/suite/month)