

# Goodman:

**THREE LANE MANOR** / 1935 CYPRESS STREET, VANCOUVER

## RENT ROLL MARCH 2019

Suite #	Type	Rent (\$)	Deposit	Move in date
1	1 bedroom	\$1,500	\$750	2018-04-01
2	1 bedroom	\$970	\$438	2016-11-01
3	1 bedroom	\$976	\$425	2006-08-17
4	2 bedroom	\$1,509	\$700	2014-07-01
5	2 bedroom	\$1,358	\$562	2003-12-30
6	1 bedroom	\$992	\$450	2012-04-10
7	1 bedroom	\$848	\$290	1994-02-01
8	2 bedroom	\$1,401	\$650	2014-05-01
9	1 bedroom	\$970	\$450	2015-07-01
10	2 bedroom	\$1,617	\$750	2016-06-01
<b>Total</b>	<b>10 units</b>	<b>\$12,141</b>	<b>\$5,465</b>	

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## INCOME AND EXPENSES

Income (annualized as of March 2019)			
1	Rent	\$12,141 ×12 months	\$145,692
2	Parking		TBA
3	Laundry (2018)		1,200
4	Gross income		146,892
5	Less vacancy at 0.5%		(734)
6	<b>Effective gross income</b>		<b>\$146,158</b>
Expenses (2018)			
7	Property tax (2018)		\$12,356
8	Water & sewer		3,079
9	Telephone		152
10	Caretaker		8,553
11	Repairs & maintenance	\$750 / unit / year	7,500
12	Property management		-
13	Insurance		3,200
14	Gas		4,545
15	Hydro		721
16	Garbage		1,826
17	License		1,012
18	Total expenses		(42,944)
19	<b>Net operating income</b>		<b>\$103,214</b>

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

12 Property management expense removed