Goodman:

GEO-ANN APARTMENTS / 310 EAST 13TH AVENUE, VANCOUVER

RENT ROLL JUNE 2020

101	Bike storage (\$)	Parking (\$)	Rent (\$)	Туре	Suite #
103		\$35	\$1,750	2 bedroom	101
104 1 bedroom \$970 105 2 bedroom \$1,573 106 Bachelor \$990 201 1 bedroom \$1,380 202 1 bedroom \$1,220 203 1 bedroom \$984 204 1 bedroom \$1,010 \$70 205 1 bedroom \$1,128 207 1 bedroom \$1,370 \$35 208 1 bedroom \$1,245 209 1 bedroom \$990 \$35 210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380			\$1,572	2 bedroom	102
105 2 bedroom \$1,573 106 Bachelor \$990 201 1 bedroom \$1,380 202 1 bedroom \$1,220 203 1 bedroom \$984 204 1 bedroom \$1,010 \$70 205 1 bedroom \$1,128 207 206 1 bedroom \$1,370 \$35 208 1 bedroom \$1,245 209 \$35 210 1 bedroom \$990 \$35 210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$989 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380		\$35	\$925	1 bedroom	103
106 Bachelor \$990 201 1 bedroom \$1,380 202 1 bedroom \$1,220 203 1 bedroom \$984 204 1 bedroom \$1,420 205 1 bedroom \$1,010 \$70 206 1 bedroom \$1,128 207 1 bedroom \$1,370 \$35 208 1 bedroom \$1,245 209 1 bedroom \$990 \$35 210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380			\$970	1 bedroom	104
201 1 bedroom \$1,380 202 1 bedroom \$1,220 203 1 bedroom \$984 204 1 bedroom \$1,420 205 1 bedroom \$1,010 \$70 206 1 bedroom \$1,128 207 1 bedroom \$1,370 \$35 208 1 bedroom \$990 \$35 210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380			\$1,573	2 bedroom	105
202 1 bedroom \$1,220 203 1 bedroom \$984 204 1 bedroom \$1,420 205 1 bedroom \$1,010 \$70 206 1 bedroom \$1,128 207 1 bedroom \$1,370 \$35 208 1 bedroom \$1,245 209 1 bedroom \$990 \$35 210 1 bedroom \$1,048 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380			\$990	Bachelor	106
203 1 bedroom \$984 204 1 bedroom \$1,420 205 1 bedroom \$1,010 \$70 206 1 bedroom \$1,128 207 1 bedroom \$1,370 \$35 208 1 bedroom \$1,245 209 1 bedroom \$990 \$35 210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380			\$1,380	1 bedroom	201
204 1 bedroom \$1,420 205 1 bedroom \$1,010 \$70 206 1 bedroom \$1,128 \$35 207 1 bedroom \$1,370 \$35 208 1 bedroom \$1,245 \$35 209 1 bedroom \$990 \$35 210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380			\$1,220	1 bedroom	202
205 1 bedroom \$1,010 \$70 206 1 bedroom \$1,128 207 1 bedroom \$1,370 \$35 208 1 bedroom \$1,245 209 1 bedroom \$990 \$35 210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380			\$984	1 bedroom	203
206 1 bedroom \$1,128 207 1 bedroom \$1,370 \$35 208 1 bedroom \$1,245 209 1 bedroom \$990 \$35 210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380			\$1,420	1 bedroom	204
207 1 bedroom \$1,370 \$35 208 1 bedroom \$1,245 209 1 bedroom \$990 \$35 210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380		\$70	\$1,010	1 bedroom	205
208 1 bedroom \$1,245 209 1 bedroom \$990 \$35 210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380			\$1,128	1 bedroom	206
209 1 bedroom \$990 \$35 210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380		\$35	\$1,370	1 bedroom	207
210 1 bedroom \$992 \$35 301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380			\$1,245	1 bedroom	208
301 1 bedroom \$1,048 \$35 302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380		\$35	\$990	1 bedroom	209
302 1 bedroom \$1,282 303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380		\$35	\$992	1 bedroom	210
303 1 bedroom \$989 304 1 bedroom \$1,220 305 1 bedroom \$1,380		\$35	\$1,048	1 bedroom	301
304			\$1,282	1 bedroom	302
305 1 bedroom \$1,380			\$989	1 bedroom	303
			\$1,220	1 bedroom	304
306 1 bedroom \$1,340			\$1,380	1 bedroom	305
			\$1,340	1 bedroom	306
307 1 bedroom \$1,370			\$1,370	1 bedroom	307
308 1 bedroom \$1,238	\$20		\$1,238	1 bedroom	308
309 1 bedroom \$1,011			\$1,011	1 bedroom	309
310 1 bedroom \$1,360			\$1,360	1 bedroom	310
Total 26 units \$31,757 \$280	\$20	\$280	\$31,757	26 units	Total

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INCOME AND EXPENSES

Inco	me (Annualized as of June 2020)					
1	Rent	\$31,757	×12 months	\$381,084		
2	Parking	\$280	×12 months	3,360		
3	Bicycle parking	\$20	×12 months	240		
3	Laundry (actual 2019)			7,200		
4	Gross income			391,884		
5	Less vacancy at 0.5%			(1,959)		
6	Effective gross income			\$389,925		
Expenses						
7	Property tax (2020)			\$27,079		
8	Water & sewer			12,176		
9	Caretaker	\$50	/ unit / month	15,600		
10	Property management	3.0%	of EGI	11,698		
11	Repairs & maintenance	\$750	/ unit / year	19,500		
12	Insurance			8,273		
13	Gas & hydro			11,388		
14	Garbage			4,824		
15	License			2,116		
16	Laundry equipment rental			1,935		
17	Total expenses			(114,588)		
18	Net operating income			\$275,336		

- 9 Caretaker fee normalized at \$50/unit/month
- 10 Property management normalized at 3% of effective gross income
- 11 Repairs and maintenance normalized at \$750/unit/year