

**Garden Villa**  
**2250 Dundas Street, Vancouver**  
**June 2014 Rent Roll**

Suite #	Type	Size (SF)	Rent (\$)	Parking (\$)	Total Rent (\$)	Renovated	Pet Deposit (\$)	Security Deposit (\$)	Move in Date
101	1 bedroom	681	775	30	805			295	Sept 1 1999
102	1 bedroom	535	930		930		400	400	Dec 29 2007
104	1 bedroom	642	1,000		1,000	v		500	Dec 1 2012
105	1 bedroom	584	1,000		1,000	v		500	Apr 1 2013
106	bachelor	439	850		850	v		413	Oct 1 2012
201	1 bedroom	681	940		940		433	433	Oct 1 2010
202	1 bedroom	583	1,000		1,000	v		500	July 1 2013
203	1 bedroom	568	1,000		1,000	v		500	
204	1 bedroom	632	930		930			398	July 25 2007
205	1 bedroom	581	1,000		1,000	v		433	July 1 2010
206	1 bedroom	587	1,000	15	1,015	v		500	June 1 2014
301	1 bedroom	681	760		760			275	Nov 1 2000
302	1 bedroom	583	1,000		1,000	v		500	Aug 1 2012
303	1 bedroom	568	1,000	30	1,030	v		500	Dec 1 2012
304	1 bedroom	632	1,000	15	1,015	v		500	Mar 1 2014
305	1 bedroom	581	1,000		1,000	v		500	Aug 1 2012
306	1 bedroom	587	720		720			273	Oct 1 1998
401	1 bedroom PH	441	1,100	15	1,115	v		550	Sept 1 2012
<b>Total</b>	<b>18 Suites</b>	<b>10,586 SF</b>	<b>\$ 17,005</b>	<b>\$ 105</b>	<b>\$ 17,110</b>		<b>\$ 833</b>	<b>\$ 7,968</b>	

# Goodman report:

## Garden Villa 2250 Dundas Street, Vancouver Income and Expenses

Income (Annualized as of June 2014)		
Rents	(\$17,005 x 12 months)	\$ 204,060
Parking	(\$105 x 12 months)	1,260
Laundry		3,200
		<u>208,520</u>
Less Vacancy at 1.25%		— 2,607
<b>Effective Gross Income</b>		<b>\$ 205,914</b>

Expenses (2013)		
Property Tax		\$ 9,893
Water/Sewer		5,278
Insurance		7,430
Hydro		1,912
Gas		7,705
Garbage		1,095
Landscaping		1,020
Janitorial		1,200
Fire System		687
Business License		1,152
Intercom		680
(1) Repairs and Maintenance (\$750/unit)		13,500
(2) Management (3.5%)		7,207
<b>Total Expenses</b>		<b>\$ 58,759</b>
<b>Net Operating Income</b>		<b>\$ 147,155</b>

Notes:

- (1) Repairs and Maintenance normalized at \$13,500 (\$750/unit/year).
- (2) Property Management normalized at 3.5% (currently self managed).