

Goodman report:

Kitsilano Apartment Building 2200 West 7th Avenue, Vancouver 2013 Rent Roll

Address	Type	Move in Date	Current Rents (\$)	Details
2200 W. 7th	1 bedroom	November 15, 2013	1,650	smallest suite
2204 W. 7th	1 bedroom	October 1, 2013	1,800	upper, huge suite
2305 Yew (main)	1 bedroom	May 1, 2014	1,800	main floor, huge suite
2305 Yew (up)	2 bedroom	flexible - January 1, 2014	2,300	upper, large suite
Total	4 suites		\$ 7,550	

Notes:

- 2204 W. 7th and 2305 Yew (main) are the largest suites and boast very high ceilings
- 2305 Yew (main) has a very large, private, fenced patio area
- 2305 Yew (upper) has a private deck and rear-steps

2013 Income and Expenses

Income		
Rent	(\$7,550 x 12 months)	\$ 90,600
Effective Gross Income		\$ 90,600
Expenses (2013)		
Property taxes		5,320
Insurance		2,646
License		126
Garbage		165
Water / Sewer		216
(1) Gas / Hydro		3,090
(2) Repairs and Maintenance		2,500
Total Expenses		\$ 14,063
Net Operating Income		\$ 76,537

Notes:

- (1) Gas / heating bill should be lower due to new, double-glazed windows and increased insulation in many areas.
- (2) Repairs and maintenance normalized. Repairs should be minimal due to new renovation, new appliances, etc.