

**Claridge Apartments  
2572 Birch Street, Vancouver  
October 2015 Rent Roll**

Suite #	Type	Rent (\$)	Parking (\$)	Total (\$)	Size (SF)	\$ per SF
* 100	Bachelor	725		725	500	1.45
101	3 bedroom + den	2,150		2,150	1,400	1.54
102	2 bedroom	1,460		1,460	1,150	1.27
103	1 bedroom	1,125		1,125	730	1.54
104	1 bedroom	1,250		1,250	730	1.71
105	2 bedroom	1,535		1,535	1,150	1.33
106	2 bedroom	1,585		1,585	1,150	1.38
201	1 bedroom	1,170		1,170	730	1.60
202	2 bedroom	1,585		1,585	1,150	1.38
203	1 bedroom	1,080		1,080	730	1.48
204	1 bedroom	1,175	50	1,225	730	1.61
205	1 bedroom	1,125		1,125	730	1.54
206	2 bedroom PH	1,780	70	1,850	1,100	1.62
<b>Total</b>	<b>13 suites</b>	<b>\$17,745</b>	<b>\$120</b>	<b>\$17,865</b>	<b>11,980</b>	<b>\$1.48 avg.</b>

Note:

\* Suite #100 is unauthorized.

# Goodman report:

## Claridge Apartments 2572 Birch Street, Vancouver Income and Expense Statement

Income (Annualized as of October 2015)		
Rents (\$17,745 x 12 months)	\$	212,940
Parking (\$120 x 12 months)		1,440
Laundry (2014)		3,058
	\$	217,438
Less Vacancy at 0.6%	—	1,305
<b>Effective Gross Income</b>	<b>\$</b>	<b>216,133</b>

Expenses (2014)		
Electricity		2,144
Gas		7,761
Garbage removal		1,224
Insurance		8,307
Licence		792
Management fees		8,912
Miscellaneous		2,768
Property Taxes		12,901
* Repairs & Maintenance		9,750
Water & Sewer		2,789
<b>Total Expenses</b>	<b>\$</b>	<b>57,348</b>
<b>Net Operating Income</b>	<b>\$</b>	<b>158,785</b>

Notes:

\* Repairs & Maintenance normalized to \$9,750 (\$750 per unit/year).