

Goodman:

2340 - 50 ST. JOHNS STREET, PORT MOODY

RENT ROLL

Residential	Room Type		November 2017 Rent (\$)	February 2018 Rent (\$) ^[1]	Approx. Size (SF)	Feb 2018 Rent/SF/Mo (\$)	
Residential #1	3 bedroom	2 level townhome	1,635	1,690	1,410	1.20	
Residential #2	3 bedroom	2 level townhome	1,630	1,685	1,340	1.26	
Residential #3	3 bedroom	2 level townhome	1,625	1,680	1,347	1.25	
Residential #4	3 bedroom	Townhome	1,530	1,590	1,467	1.08	
Residential #5	3 bedroom	Townhome	1,675	1,740	1,255	1.39	
Residential #6	2 bedroom	Townhome	1,360	1,410	1,230	1.15	
Residential #7	3 bedroom	Townhome	1,650	1,750	1,246	1.40	
Total	7 residential		11,105	11,545	9,295	1.19	

Commercial	Commercial Type		Net Rent / Annum(\$)	Size (SF)	Rent/SF /Annum (\$)	Term	Comments
Commercial #1	Commercial	Hair Salon	26,220	1,322	19.83	5 yrs (end Dec 2021)	+ 5 yr option at FMR
Commercial #2 ^[2]	Commercial	Starbucks	36,630	1,628	22.50	5 yrs (end Jun/2020)	+ 5 yr option at FMR
Commercial #3 ^[3]	Commercial	Tradition Holdings Inc.	11,880	1,586	7.49	month to month	month to month
Total Commercial	3 commercial		74,730	4,536			

Total Res + Comm	10 units total	\$17,772.50	13,831
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[1] Rent increases take effect February 2018.

[2] Lease expires June 30, 2020. Tenant would like to renew.

[3] Month to month tenancy.

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INCOME AND EXPENSES 2017

Income (annualized as of February 2018)			
1	Rent	\$11,545 x 12 months	\$ 138,540
2	Gross income		138,540
3	Less vacancy at 0.5%		(693)
4	Effective gross income (Residential)		137,847
5	Commercial Net Rent (annual less 3% vacancy)		74,506
6	CAM + Tax Recovery (2017)		21,800
7	Total Revenue		\$ 234,153
Expenses (Annualized as of September 2017)			
5	Property taxes (2017)		\$ 30,882
6	Repairs & maintenance (normalized)		9,775
7	Garbage disposal		549
8	Insurance		9,522
9	Caretaker (estimated)	\$45 /unit/month	3,780
10	Fire inspection		400
11	Electricity (common area)		2,116
12	Water & Sewer		7,601
13	Management Fee (normalized)	3% of EGI	4,135
14	Total expenses		(68,760)
15	Net operating income		\$ 165,393

(6) Repairs & maintenance normalized to \$815/unit/year

(9) Caretaker (\$45/unit x7 x12)

(13) Management Fee 3% of EGI (Residential only)