

Goodman:

GLENHAVEN APARTMENTS / 1526 ARBUTUS STREET, VANCOUVER

PROJECTED RENT ROLL MARCH 2017

Suite #	Type	Rent (\$)	Parking (\$)	Total rent (\$)	*Size (SF)	Rent/SF (\$)
1	1 bedroom	2,450		2,450	753	3.25
2	2 bedroom	3,100		3,100	962	3.22
101	1 bedroom	2,450	75	2,525	753	3.25
102	2 bedroom	3,100	75	3,175	962	3.22
103	Bachelor	1,750		1,750	464	3.77
104	2 bedroom	3,100		3,100	950	3.26
201	1 bedroom	2,450		2,450	753	3.25
202	2 bedroom	3,100		3,100	962	3.22
203	1 bedroom	2,450		2,450	724	3.38
204	2 bedroom	3,100		3,100	950	3.26
Total	10 suites	27,050	150	27,200	8,233	3.29

* Size estimates provided by client.

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PROJECTED INCOME AND EXPENSES 2017

Income (annualized as of March 2017)				
1	Rent	\$27,050 x 12 months	\$	324,600
2	Parking	\$150 x 12 months		1,800
3	Laundry			2,600
4	Gross income			329,000
5	Less vacancy at 0.3%			(987)
6	Effective gross income			328,013
Expenses (estimate based upon industry metrics)				
7	Insurance	\$350 per suite/annum		3,500
8	License			850
9	Taxes (2016 actual)			9,966
10	Repairs & maintenance	\$775 per suite/annum		7,750
11	Landscaping			520
12	Pest control			175
13	Annual fire inspection			561
14	Garbage			2,800
15	Utilities	\$50 per suite/month		6,000
16	Water/sewer			1,900
17	Caretaker	\$50 per suite/month		6,000
18	Total expenses			(40,022)
19	Net operating income			287,991