

Goodman:

THE YORK / 2358 YORK AVENUE, VANCOUVER

RENT ROLL APRIL 2018

Suite #	Views	Type	Size (SF) ^[1]	Rent (\$)	Rent / SF (\$)	Potential (\$) ^[2]	Parking	Deposit (\$) ^[3]	Move in date	Rent Increase date
101		1 bedroom	700	1,500	2.14	1,700	included	820	Aug 2016	N/A
202		1 bedroom	675	1,168	1.73	1,700		355	Jul 2000	Oct 2017
203		1 bedroom	500	1,500	3.00	1,700	included	820	Oct 2017	Oct 2017
204		1 bedroom	500	1,366	2.73	1,700		625	Aug 2014	Sep 2017
205		1 bedroom	675	1,334	1.98	1,700		505	Mar 2008	Oct 2017
306	✓	1 bedroom	680	1,500	2.21	1,700		1,500	Jan 2015	N/A
307		1 bedroom	680	1,452	2.13	1,700		700	Sep 2015	Sep 2017
309	✓	1 bedroom	680	1,600	2.35	1,700		1,600	Feb 2015	N/A
310		1 bedroom	680	1,450	2.13	1,700		725	Mar 2015	N/A
410*	✓	2 bedroom	860	2,900	3.37	3,000	included	1,555	Sep 2017	N/A
411*	✓	2 bedroom	860	2,800	3.26	3,000	included	1,470	Jan 2018	N/A
Total		11 suites	7,490	\$ 18,568	\$ 2.48	\$ 21,300	\$ 0	\$ 10,675		

* Two-bedroom penthouses feature large decks with water/beach views, in-suite stacked washer/dryer and dishwashers

[1] Measurements are approximate

[2] Projection based on rents that can be achieved upon turnover with no renovation program required

[3] Tenant in suite #306 and #309 moved in with pet

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INCOME AND EXPENSES

Income (annualized as of April 2018)				Actual	Projected*
1	Rent	\$18,568 × 12 months	\$	222,819	\$ 255,600
2	Parking (included in rent)			-	-
3	Laundry (2017)			3,082	3,082
4	Gross income			225,901	258,682
5	Less vacancy at 0.5%			(1,130)	(1,293)
6	Effective gross income		\$	224,772	\$ 257,389
Expenses (based on 2017 Actuals unless otherwise noted)					
7	Fire safety		\$	480	
8	Landscaping/pruning			336	
9	Lawn Maintenance			250	
10	General office expense			174	
11	Caretaker			6,600	
12	Property management			-	
13	Gas			7,080	
14	Waste management			2,850	
15	Electricity			1,560	
16	Water/sewer			1,364	
17	Insurance (2018)			6,700	
18	License			700	
19	Property Tax			13,209	
20	Repair & maintenance	\$750 /units × 11 units / year		8,250	
21	Total expenses			(49,554)	(49,554)
22	Net operating income		\$	175,218	\$ 207,835

* Projection based on rents that can be achieved upon turnover with no renovation program required

(11) Janitorial at \$4,800 replaced with caretaker at \$6,600 yearly

(12) Property management at \$9,600 removed, not applicable for new owner. Currently managed by Goodrich

(14) Waste management fee estimated \$2,700-\$3,000/year by owner. Normalized

(20) A normalized estimate