

Goodman:

GEO-ANN APARTMENTS / 310 EAST 13TH AVENUE, VANCOUVER

RENT ROLL JUNE 2020

Suite #	Type	Rent (\$)	Parking (\$)	Bike storage (\$)
101	2 bedroom	\$1,750	\$35	
102	2 bedroom	\$1,572		
103	1 bedroom	\$925	\$35	
104	1 bedroom	\$970		
105	2 bedroom	\$1,573		
106	Bachelor	\$990		
201	1 bedroom	\$1,380		
202	1 bedroom	\$1,220		
203	1 bedroom	\$984		
204	1 bedroom	\$1,420		
205	1 bedroom	\$1,010	\$70	
206	1 bedroom	\$1,128		
207	1 bedroom	\$1,370	\$35	
208	1 bedroom	\$1,245		
209	1 bedroom	\$990	\$35	
210	1 bedroom	\$992	\$35	
301	1 bedroom	\$1,048	\$35	
302	1 bedroom	\$1,282		
303	1 bedroom	\$989		
304	1 bedroom	\$1,220		
305	1 bedroom	\$1,380		
306	1 bedroom	\$1,340		
307	1 bedroom	\$1,370		
308	1 bedroom	\$1,238		\$20
309	1 bedroom	\$1,011		
310	1 bedroom	\$1,360		
Total	26 units	\$31,757	\$280	\$20

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INCOME AND EXPENSES

Income (Annualized as of June 2020)			
1	Rent	\$31,757 ×12 months	\$381,084
2	Parking	\$280 ×12 months	3,360
3	Bicycle parking	\$20 ×12 months	240
3	Laundry (actual 2019)		7,200
4	Gross income		391,884
5	Less vacancy at 0.5%		(1,959)
6	Effective gross income		\$389,925
Expenses			
7	Property tax (2020)		\$27,079
8	Water & sewer		12,176
9	Caretaker	\$50 / unit / month	15,600
10	Property management	3.0% of EGI	11,698
11	Repairs & maintenance	\$750 / unit / year	19,500
12	Insurance		8,273
13	Gas & hydro		11,388
14	Garbage		4,824
15	License		2,116
16	Laundry equipment rental		1,935
17	Total expenses		(114,588)
18	Net operating income		\$275,336

9 Caretaker fee normalized at \$50/unit/month

10 Property management normalized at 3% of effective gross income

11 Repairs and maintenance normalized at \$750/unit/year