

Goodman:

MON TRU MANOR / 420 ELEVENTH STREET, NEW WESTMINSTER

INCOME AND EXPENSES 2017

Income (annualized as of February 2018)			
1	Rent	\$60,218 x 12 months	\$722,616
2	Parking	\$0 x 12 months (included in the rent)	-
3	Laundry (2016)	\$8,400 x 1 year	8,400
4	Gross income		731,016
5	Less vacancy at 0.4%		(2,924)
6	Effective gross income		\$728,092
Expenses (2016)			
7	Property Tax (2017)		\$47,245
8	Electricity		7,913
9	Fire Alarm Monitor		1,283
10	Gas		22,861
11	Security		2,443
12	Water/Sewer		35,775
13	Office Expense		932
14	Insurance		35,481
15	License		3,308
16	Garbage		6,637
17	Repair & Maintenance	\$850 x 61 units	51,850
18	Property Management	3% of EGI	21,843
19	Caretaker	\$45/unit/month	32,940
20	Elevator		2,400
21	Pest Control		359
22	Total Expenses		(273,270)
23	Net operating income		\$454,822

- (17) Repairs & maintenance normalized to \$850/unit/year
- (18) Property management normalized to 3.0% of EGI
- (19) A normalized caretaker expense has been included at \$45/unit/month.
- (20) Elevator expenses normalized to \$200/month

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RENT ROLL OCTOBER 2017

Suite #	Type	Rent (\$)	February Rent (\$) ^[4]	Parking	En-suite Bathroom	Corner Unit
101	1 bedroom	765	795			
102	1 bedroom	875	910			
103	1 bedroom	803	835			
104	2 bedroom	1,005	1,045			✓
105	1 bedroom	821	853			
106	2 bedroom	1,300	1,300			
107	2 bedroom	1,090	1,120			✓
108	3 bedroom	1,114	1,158		✓	
109	2 bedroom	1,027	1,068		✓	
110 ^[1]	Bachelor	650	676			
111 ^[1]	Bachelor	674	700			
201	Junior 1 bedroom	709	737			
202	1 bedroom	720	748			
203	1 bedroom	762	792			
204	1 bedroom	862	896			
205	2 bedroom	993	993			✓
206	1 bedroom	735	764			
207	2 bedroom	937	974			
208	2 bedroom	1,300	1,300			✓
209	3 bedroom	1,100	1,100		✓	
210	2 bedroom	1,250	1,300		✓	
211	Bachelor	518	538			
212	2 bedroom	1,265	1,265		✓	
213	3 bedroom	1,016	1,056			
214	2 bedroom	1,190	1,237			✓
215	2 bedroom	1,022	1,062			
216	1 bedroom	794	825			
217	2 bedroom	1,017	1,057			✓
218	1 bedroom	730	759			
219	1 bedroom	813	845			
220	1 bedroom	760	790			
301	Junior 1 bedroom	800	832			
302	1 bedroom	825	858			
303	1 bedroom	770	800			
304	1 bedroom	740	765			
305	2 bedroom	1,250	1,250			✓
306	1 bedroom	950	950			
307	2 bedroom	1,124	1,163			
308	2 bedroom	1,098	1,141			
309	3 bedroom	1,180	1,227		✓	
310 ^[2]	2 bedroom	1,400	1,400		✓	
311	Bachelor	674	700			
312	2 bedroom	1,190	1,190		✓	
313	3 bedroom	1,168	1,214			
314	2 bedroom	1,100	1,100			✓
315	2 bedroom	1,022	1,062			
316	1 bedroom	847	880			
317	2 bedroom	1,225	1,274			✓
318	1 bedroom	776	807			
319	1 bedroom	786	817			
320	1 bedroom	825	858			
401	Junior 1 bedroom	669	674			
402 ^[3]	2 bedroom & den	1,800	1,800		✓	
403	3 bedroom	1,075	1,118			
404	2 bedroom	954	992			✓
405	2 bedroom	1,200	1,248			
406	1 bedroom	855	889			
407	2 bedroom	985	1,024			✓
408	1 bedroom	825	825			
409	1 bedroom	1,125	1,125			
410	1 bedroom	709	737			
Total	61 suites	\$58,564	\$60,218	\$0	9	11

[1] Suites 110 & 111 are unauthorized.

[2] Owner occupied, rent normalized to market rate.

[3] Owner occupied. Suite is estimated to be at least 1,000 SF with 3 decks. Rents normalized to a monthly rate.

[4] This column reflects rent increases effective January or February, 2018