

Goodman:

THE DOGWOOD / 6831 ARCOLA STREET, BURNABY

RENT ROLL MARCH 2019

Suite #	Type	Rent (\$)	Size (SF)	Rent / SF (\$)	Move-in date
* 101	1 bedroom	1,100	750	1.47	Vacant
102	2 bedroom	898	950	0.95	2017-01-01
* 103	Studio	800	400	2.00	Vacant
* 104	1 bedroom	950	550	1.73	Vacant
105	2 bedroom	915	900	1.02	2005-05-01
106	2 bedroom	1,040	950	1.09	2016-08-15
201	1 bedroom	806	775	1.04	2014-10-01
202	1 bedroom	832	775	1.07	2017-02-04
203	2 bedroom	932	950	0.98	2000-02-01
204	1 bedroom	729	580	1.26	2000-12-01
205	studio	728	400	1.82	2016-11-01
206	1 bedroom	806	775	1.04	2015-08-01
207	1 bedroom	806	775	1.04	1989-04-01
Total	13 units	\$11,342	9,530	\$1.19	

* Currently 3 suites are vacant. Rental amounts are estimated.

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INCOME AND EXPENSES 2018

Income (Annualized as of March 2019)			
1	Rent	\$11,342 × 12 months	\$136,104
2	Parking		-
3	Laundry (estimated)		3,000
4	Gross income		139,104
5	Less vacancy at 0.5%		(696)
6	Effective gross income		\$138,408
Expenses (2018)			
7	Insurance		\$6,936
8	Repairs & maintenance	\$750 per suite/year	9,750
9	Property tax		18,881
10	Hydro		667
11	Gas		5,296
12	Fire safety		284
13	License		468
14	Garbage disposal		1,056
15	Caretaker	\$50 per suite/month	7,800
16	Total expenses		(43,338)
17	Net operating income		\$95,070

8 Repairs and maintenance normalized at \$750/suite/year

9 Property taxes include utilities

15 The property is currently self-managed — a normalized caretaker fee of \$50/month/suite has been added