

Goodman:

HUDSON APARTMENTS / 8638 HUDSON STREET, VANCOUVER

RENT ROLL JUNE 2017

Suite #	Type	Size (SF)	Rent (\$)	Parking	In-suite Laundry	Dishwasher	Total rent (\$)	\$/SF	Move in date
101	1 bedroom	480	1,275		✓	✓	1,275	2.66	May 15, 2017
201	1 bedroom	500	1,350		✓		1,350	2.70	June 1, 2017
202	1 bedroom	528	904				904	1.71	April 1, 2010
203	1 bedroom	483	1,350		✓		1,350	2.80	June 1, 2017
301	1 bedroom	500	837	50			887	1.77	November 1, 2010
302	1 bedroom	528	1,183	45	✓	✓	1,228	2.33	August 1, 2014
303	1 bedroom	483	1,192		✓		1,192	2.47	February 1, 2015
401	1 bedroom	500	1,192	40	✓		1,232	2.46	December 31, 2013
402	1 bedroom	528	867				867	1.64	April 1, 2006
403	1 bedroom	483	1,183	45	✓	✓	1,228	2.54	July 1, 2015
Total	10 suites	5,013	\$11,333	\$180	7	3	\$11,513	\$2.26	

INCOME AND EXPENSES 2017

Income (annualized as of February 2017)			
1	Rent	\$11,333 x 12 months	\$ 135,996
2	Parking	\$180 x 12 months	2,160
3	Laundry	\$400 x 1 year	\$ 400
4	Gross income		138,556
5	Less vacancy at 0.6%		(831)
6	Effective gross income		137,725
Expenses (2016)			
7	Electricity		1,400
8	Property Taxes		8,427
9	Water & Sewer		2,100
10	Insurance		2,460
11	Licenses & Permits		913
12	Elevator		2,640
13	Fire & Safety		1,500
14	Repairs & Maintenance		6,000
15	Caretaker		6,000
16	Waste Removal		1,500
17	Total Expenses		(32,940)
18	Net operating income		\$ 104,785

(3) Laundry income is for the 3 units without in-suite laundry.

(13) Repairs & maintenance normalized to \$6,000 (\$600/unit/year).

(14) Caretaker expense normalized to \$6,000 (\$50 x 10 units x 12 months). Currently self-managed.