

Goodman:

WALNUT COURT / 8770 SELKIRK STREET, VANCOUVER

RENT ROLL MARCH 2019

Suite #	Type	Rent (\$)	Parking (\$)	Storage (\$)	Move in date
101	1 bedroom	\$1,020	\$15		2006-10-22
102	1 bedroom	\$980			2018-07-01
103	Bachelor	\$805			2013-05-01
104	1 bedroom	\$985	\$25		2017-06-01
105	1 bedroom	\$1,000	\$15		1995-09-01
201	1 bedroom	\$1,045	\$20		2009-04-01
202	1 bedroom	\$990			2017-02-01
203	Bachelor	\$805	\$15		2017-05-01
204	1 bedroom	\$980			2018-12-01
205	1 bedroom	\$1,010			2019-02-01
206	2 bedroom	\$1,345	included		1989-10-01
207	1 bedroom	\$985			2017-11-01
208	Bachelor	\$850			2014-10-01
209	1 bedroom	\$1,040			2002-06-01
210	2 bedroom	\$1,245	\$40		2013-09-01
301	1 bedroom	\$1,010	\$50		2011-06-01
302	1 bedroom	\$1,065	\$10	\$2.5	1998-03-01
303	Bachelor	\$855			2016-11-01
304	1 bedroom	\$1,040		\$2.5	2004-02-01
305	1 bedroom	\$750		\$2.5	2000-07-01
306	2 bedroom	\$1,280			2014-02-01
307	1 bedroom	\$1,040			2016-03-01
308	Bachelor	\$915			1985-08-01
309	1 bedroom	\$1,045	\$15		2013-12-01
310	2 bedroom	\$1,285	\$30		2009-01-01
401	2 bedroom penthouse	\$1,260	\$25		2011-07-01
Total	26 units	\$26,630	\$260	\$8	

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INCOME AND EXPENSES

Income (Annualized as of March 2019)			
1	Rent	\$26,630 ×12 months	\$319,560
2	Parking	\$260 ×12 months	3,120
3	Storage		90
3	Laundry (2018 actual)		3,387
4	Gross income		326,157
5	Less vacancy at 0.5%		(1,631)
6	Effective gross income		\$324,526
Expenses (2018)			
1	Gas & hydro		\$14,003
2	Insurance		9,330
3	Janitorial		1,273
4	License (2019)		1,924
5	Repairs & maintenance	\$750 / unit / year	19,500
6	Property management	3% of EGI	9,736
7	Caretaker		19,597
8	Landscaping		-
9	Property tax (2018)		19,642
10	Garbage		8,454
11	Water & sewer		7,613
12	Total expenses		(111,072)
13	Net operating income		\$213,454

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

6 Currently self-managed. Management expense normalized to 3% of effective gross income

7/8 Landscaping service provided by caretaker