

# Goodman report:

## Marine View Terrace 2350 West 1st Avenue, Vancouver September 2013 Rent Roll

Suite #	Type	SF	View	Rent (\$)	Parking	Total Rent (\$)	Average \$/SF
101	Bachelor	467		875		875	1.87
102	2 bedroom	878		1,495		1,495	1.70
103	1 bedroom	630		1,035		1,035	1.64
104	2 bedroom	903	partial view	1,645	30	1,675	1.82
201	2 bedroom	879	view (back)	1,630		1,630	1.85
202	1 bedroom	666		995		995	1.49
203	3 bedroom	975		1,725	30	1,755	1.77
204	2 bedroom	888	view	1,540		1,540	1.73
205	1 bedroom	645	view	1,200	35	1,235	1.86
206	2 bedroom	916	view	1,655	60	1,715	1.81
301	2 bedroom	879	view (back)	1,635		1,635	1.86
* 302	3 bedroom PH (split level)	1,668	view	2,440	60	2,500	1.46
303	2 bedroom	874		1,420		1,420	1.62
304	2 bedroom	888	view	1,661		1,661	1.87
305	1 bedroom	645	view	1,115		1,115	1.73
306	2 bedroom	916	view	1,750		1,750	1.91
<b>Total</b>	<b>16 Suites</b>	<b>13,717</b>		<b>\$ 23,816</b>	<b>\$ 215</b>	<b>\$ 24,031</b>	<b>\$ 1.74</b>

Notes:

\* Owner occupied (market rent).

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## Marine View Terrace 2350 West 1st Avenue Income and Expenses

Income (Annualized as of September 2013)			
Rents	(\$23,816 x 12 months)	\$	285,792
Parking	(\$215 x 12 months)		2,580
Laundry	(actual 2012)		3,079
		\$	291,451
Less 0.75% (vacancy allowance)		\$	2,186
<b>Effective Gross Income</b>		<b>\$</b>	<b>289,265</b>

Expenses (2013 Projected)			
(1) Management			0
(2) Janitor			8,044
Insurance			8,853
Gardener			3,181
Gas/Hydro			13,889
Water/Sewer			2,915
Garbage			1,739
Licenses			1,237
(3) Cablevision			7,920
Property Taxes			16,290
(4) Repairs & Maintenance			13,600
Miscellaneous			725
Fire			780
Pest			150
<b>Total Expenses</b>		<b>\$</b>	<b>79,323</b>
<b>Net Operating Income</b>		<b>\$</b>	<b>209,942</b>

### Notes:

- (1) Property Management - being self managed by owner who resides in penthouse.
- (2) No live in caretaker - janitor service cleans 2 times a week.
- (3) Cablevision - suggest it be eliminated when contract expires in 2015.
- (4) Repairs & Maintenance normalized at \$850/unit/year.