

Goodman report:

**Aldandic Court
1533 East Broadway, Vancouver
February 2015 Rent Roll**

Suite #	Type	Rent (\$)	Last Rent Increase
101	2 bedroom	1,435	APRIL 1/15
102	1 bedroom	935	APRIL 1/15
201	1 bedroom	975	SEPT 1/14
202	1 bedroom	953	APRIL 1/15
203	1 bedroom	1,025	FEB 1/15
204	1 bedroom	953	APRIL 1/15
205	1 bedroom	953	APRIL 1/15
301	1 bedroom	965	NOV 1/14
302	1 bedroom	1,000	FEB 1/15
303	1 bedroom	915	JUNE 1/14
304	1 bedroom	955	JUNE 1/14
305	1 bedroom	925	JUNE 1/14
Total	12 Suites	\$ 11,989	

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Aldandic Court 1533 East Broadway, Vancouver Income and Expense Statement

Income (Annualized as of February 2015)			
Rents	(\$11,989 x 12 months)	\$	143,868
Parking	(no charge)		-
Laundry			2,800
(1) Utility rebate			4,674
		\$	151,342
Less Vacancy at 0.5%		\$	757
Effective Gross Income		\$	150,585

Expenses (2014)			
Equipment rental		\$	1,284
Fire / safety			267
Garbage			2,408
Landscaping			140
Insurance			4,817
Pest control			662
Tax			5,495
(2) Repairs and Maintenance			9,000
Utilities			10,100
(3) Caretaker			6,480
Total Expenses		\$	40,653
Net Operating Income		\$	109,932

Notes:

- (1) Tenants pay 80% of the monthly gas bill for heat and water. Total gas bill for 2014 was \$5,842 which added \$4,674 to the gross rent.
- (2) Repairs and Maintenance normalized to \$750/unit.
- (3) Building is currently self managed - caretaker expense added at \$6,480 (normalized figure).