

# Goodman report:

## Britannia View Apartments 1150 Cotton Drive, Vancouver September 2012 Rent Roll

SUITE #	TYPE	CURRENT RENT (\$)	DECEMBER RENT (\$)	MOVE IN DATE
1	2 bedroom	1,385	1,385	1-Sep-12
2	bachelor	700	700	1-Jul-94
3	1 bedroom	1,100	1,145	1-Oct-11
101	1 bedroom	905	940	1-Mar-95
102	1 bedroom	1,210	1,260	15-Nov-11
103	bachelor	765	795	1-Dec-96
104	bachelor	925	925	1-Sep-12
105	1 bedroom	965	965	15-Jun-05
106	1 bedroom	925	960	1-Dec-00
201	1 bedroom	1,300	1,300	1-Sep-11
202	1 bedroom	1,250	1,250	1-Apr-12
203	bachelor	910	910	1-Apr-11
204	bachelor	1,000	1,040	1-Oct-11
205	1 bedroom	1,185	1,225	1-Sep-09
206	1 bedroom	1,300	1,300	1-Sep-12
301	1 penthouse (bachelor)	960	960	1-Jun-03
<b>TOTAL</b>	<b>16 Suites</b>	<b>\$ 16,785</b>	<b>\$ 17,060</b>	

# Goodman report:

## Britannia View Apartments 1150 Cotton Drive, Vancouver 2012 Income & Expenses

<b>Income (Annualized December 2012)</b>			
Rents	(\$17,060 x 12)	\$	204,720
Laundry			2,160
Parking	(included)		-
<b>Gross Income</b>			<u>206,880</u>
Less Vacancy at .5%		-	1,034
<b>Effective Gross Income</b>		<b>\$</b>	<b><u>205,846</u></b>

<b>Expenses (August 2011- July 2012)</b>			
Hydro		\$	851
Taxes			10,574
License			1,115
(1) Garbage			-
Insurance			7,712
Fire Inspection			500
Repairs and Maintenance			9,615
(2) Gas			10,000
(3) Caretaker			8,640
Water & Sewer			3,118
Landscaping			1,036
<b>Total Expenses</b>		<b>\$</b>	<b><u>53,161</u></b>
<b>Net Operating Income</b>		<b>\$</b>	<b><u>152,685</u></b>

- Notes:
- (1) Garbage provided by the City.
  - (2) Gas expense normalized to \$10,000.  
Currently on contract expiring January 2013.
  - (3) Caretaker expense normalized to \$45/suite/month.  
Building is currently self-managed.