

Goodman:

1076 WEST 11TH AVENUE, VANCOUVER

RENT ROLL JULY 2024

| Suite # | Suite type | Bathroom | Suite size (SF) | Rent (\$) | Rent / SF (\$) | Parking (\$) | Parking stall # | Total (\$) | Move in date | Last rent increase date | Deposit (\$) |
|---------|------------|----------|-----------------|-----------|----------------|--------------|-----------------|------------|--------------|-------------------------|--------------|
| 101 | 2 bedroom | 2 | 828 | \$2,381 | \$2.88 | \$30 | #3 | \$2,411 | Oct-17 | Jan-24 | \$1,150.00 |
| 102 | 2 bedroom | 1.5 | 735 | \$1,619 | \$2.20 | | | \$1,619 | Aug-03 | Jan-24 | \$637.50 |
| 201 | 2 bedroom | 2 | 795 | \$2,165 | \$2.72 | \$50 | #4 | \$2,215 | Apr-22 | - | \$1,082.50 |
| 202 | Bachelor | 1 | 378 | \$1,900 | \$5.03 | | None | \$1,900 | Feb-24 | - | \$950.00 |
| 203 | 2 bedroom | 1 | 686 | \$1,638 | \$2.39 | \$25 | #1 | \$1,663 | Sep-14 | Apr-22 | \$1,525.00 |
| 301 | 2 bedroom | 2 | 797 | \$2,180 | \$2.74 | | | \$2,180 | Sep-20 | Feb-23 | \$1,025.00 |
| 302 | Bachelor | 1 | 375 | \$2,095 | \$5.59 | | | \$2,095 | Jul-24 | - | \$1,047.50 |
| 303 | 2 bedroom | 1 | 690 | \$1,781 | \$2.58 | \$25 | #5 | \$1,806 | Jul-16 | May-22 | \$847.50 |
| 401 | 2 bedroom | 2 | 921 | \$3,895 | \$4.23 | incl. | #10 | \$3,895 | Jul-24 | - | \$3,895.00 |
| 402 | 2 bedroom | 2 | 928 | \$3,195 | \$3.44 | incl. | #6 | \$3,195 | Feb-23 | - | \$1,597.50 |
| Total | 10 units | | 7,133 | \$22,849 | \$3.20 | \$130 | | \$22,979 | | | \$13,757.50 |

Notes:

- # 203: the deposit includes \$762.50 for security deposit and \$762.50 for pet damage deposit
- # 401: the deposit includes \$1,947.5 for security deposit and \$1,947.5 for pet damage deposit

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INCOME AND EXPENSES

| Income (Annualized as of July 2024) | | | | |
|---|-------------------------------|----------------------|--|-----------|
| 1 | Rent | \$22,849 × 12 months | | \$274,188 |
| 2 | Laundry | Included | | - |
| 3 | Parking | \$130 × 12 months | | \$1,560 |
| 3 | Gross income | | | 275,748 |
| 4 | Less vacancy at 0.5% | | | (1,379) |
| 5 | Effective gross income | | | \$274,369 |
| Expenses (based on 2024 actuals unless noted) | | | | |
| 6 | Property tax (2024) | | | \$22,084 |
| 7 | Insurance | | | 13,262 |
| 8 | Water/Sewer | | | 4,597 |
| 9 | Hydro (2023) | | | 3,805 |
| 10 | Gas (2023) | | | 4,541 |
| 11 | Waste removal | | | 5,352 |
| 12 | Elevator | | | 5,485 |
| 13 | Landscaping & snow removal | | | 1,035 |
| 14 | Fire inspection & monitoring | | | 2,976 |
| 15 | Business license (normalized) | | | 890 |
| 16 | Telus - alarm & elevator | | | 1,224 |
| 17 | Intercom | | | 605 |
| 18 | Caretaker | \$60 / unit / month | | 7,200 |
| 19 | Repairs & maintenance | \$800 / unit / year | | 8,000 |
| 20 | Total expenses | | | (81,056) |
| 21 | Net operating income | | | \$193,314 |

11 Includes organic recycling collection.

12 Richmond Elevator service + Cat 1 testing.

13 Includes irrigation startup/closing.

15 Business license normalized based on current bylaw rate - \$89 per suite / year

17 Phone line for intercom.

18 Caretaker fee normalized at \$60/unit/month. Includes property management.

19 Repairs and maintenance normalized at \$800/unit/year

The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Goodman Commercial.