

Goodman:

GRANDE MANOR / 1134 BURNABY STREET, VANCOUVER

RENT ROLL MAY 2026

Suite #	Type	Rent (\$)	Parking (\$)	Deposit (\$)	Last rent increase date	Lease start date
101	1 bedroom	2,250		1,125		2025-04-15
102	1 bedroom	1,909		1,750	2026-03-01	2022-07-01
103 (vacant)	Bachelor	1,700				
104 (vacant)	Bachelor	1,700				
105 (vacant)	1 bedroom	2,000				
106	1 bedroom	1,706		1,600	2025-02-01	2020-02-01
107 (vacant)	1 bedroom	2,000				
108	1 bedroom	872			2022-08-01	2022-08-01
201	1 bedroom	1,866	50	875		2025-04-27
202 (vacant)	Bachelor	1,700				
203 (vacant)	1 bedroom	2,000				
204	1 bedroom	1,636		1,500	2026-03-01	2019-09-01
205	1 bedroom	2,524		2,450	2026-02-01	2023-06-01
206	1 bedroom	1,425		638	2026-03-01	2015-08-15
207	1 bedroom	2,300		2,300		2024-10-01
208	1 bedroom	1,118		500	2026-03-01	2014-06-01
301	1 bedroom	2,400		2,400		2024-12-15
302 (vacant)	Bachelor	1,700				
303	1 bedroom	940		337	2026-03-01	1995-05-01
304	1 bedroom	1,397		625	2026-03-01	2014-03-15
305	1 bedroom	1,394		600	2026-03-01	2012-05-01
Non-Tenant Parking	1 stall		25			
Total	21 units	\$36,537	\$75	\$16,700	-	-

Units 103, 104, 105, 107, 202, 203, 302 are vacant and undergoing renovation. Rents have been projected at market.
Secured stall rented to non-tenant & tenant has paid in advance for the year.

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INCOME AND EXPENSES

Income (Annualized as of March 2026)			
1	Rent	\$36,537 × 12 months	\$ 438,442
2	Parking	\$75 × 12 months	900
3	Laundry (2025)		5,337
4	Gross income		444,679
5	Less vacancy at 1%		(4,447)
6	Effective gross income		\$ 440,233
Expenses (based on 2025 actuals, unless otherwise noted)			
7	Property Tax (2025)		\$ 21,584
8	Insurance (2025-2026)		20,402
9	Gas		12,408
10	Hydro		2,872
11	Water & sewer		10,009
12	Garbage (normalized)	\$250 /unit/year	5,250
13	Telephone (annualized)	\$123.20 /month	1,478
14	Internet (annualized)	\$28 /month	339
15	Laundry rental		2,426
16	Fire safety (normalized)		750
17	Landscaping (normalized)		1,000
18	Licenses (normalized)		2,058
19	Caretaker (normalized)	\$60 /unit/month	15,120
20	Property management (normalized)	3.25% of EGI	14,308
21	Repairs and maintenance (normalized)	\$800 /unit/year	16,800
22	Total expenses		(126,802)
23	Net operating income		\$ 313,430

- 9 Gas expense based on trailing 12 months invoices
- 10 Hydro expense based on trailing 12 months invoices
- 11 Water and sewer expense based on trailing 12 months invoices
- 12 Garbage expense normalized based on \$250 / unit / year
- 13 Telephone for intercom annualized based on March 2026 invoice
- 14 Internet for building security annualized based on March 2026 invoice
- 15 Laundry expense based on trailing 12 months invoices with Coinamatic
- 16 Fire safety normalized based on \$750 per year
- 17 Landscaping normalized based on \$1,000 per year
- 18 Based on 2026 licensing fees of \$98 / unit / year
- 19 Caretaker normalized based on \$60 / unit / month
- 20 Property management normalized based on 3.25% of EGI
- 21 Repairs and maintenance normalized based on \$800 / unit / year