

Goodman:

APARTMENT BUILDING / 53 E 13TH AVENUE, VANCOUVER

RENT ROLL JUNE 2026

Suite #	Type	Size (SF)	Rent (\$)	Rent/SF (\$)	Deposit	Move in date
101	1 bedroom	605	\$1,850	\$3.06	\$925	12/1/2025
102	2 bedroom	729	\$2,800	\$3.84	\$1,400	9/1/2025
201	1 bedroom	605	\$1,945	\$3.21	\$812.50	10/1/2019
202	1 bedroom	505	\$2,000	\$3.96	\$1,000	6/1/2024
203	1 bedroom	615	\$2,100	\$3.41	\$1,050	9/1/2025
301*	1 bedroom	605	\$1,965	\$3.25	\$925	5/1/2018
302	1 bedroom	505	\$1,750	\$3.47	\$775	1/1/2021
303	1 bedroom	615	\$2,200	\$3.58	\$1,100	5/1/2024
Total	8 units	4,784	\$16,610	\$3.47	\$7,988	

* Unit 301 increasing to \$1,965 on June 1, 2026

Goodman:

APARTMENT BUILDING / 53 E 13TH AVENUE, VANCOUVER

INCOME AND EXPENSES

Income (Annualized as of June 2026)			
1	Rent	\$16,610 × 12 months	\$199,320
2	Laundry (2025)		1,900
3	Gross income		201,220
4	Less vacancy at 1.0%		(2,012)
5	Effective gross income		\$199,208
Expenses (2025 actuals unless otherwise noted)			
6	Property Tax (2025)		\$14,231
7	Insurance (2026-2027)		6,844
8	Hydro		1,266
9	Gas		4,910
10	Water & Sewer		2,775
11	License		784
12	Fire inspection		454
13	Caretaker	\$60 / unit / month	5,760
14	Repairs & maintenance	\$800 / unit / year	6,400
15	Total expenses		(43,423)
16	Net operating income		\$155,785

16 Caretaker fee normalized at \$60 per unit / month

17 Repairs and maintenance normalized at \$800 per unit / year