

Goodman:

OAKVIEW APARTMENTS / 3591 OAK STREET, VANCOUVER

PROJECTED INCOME AND EXPENSES 2017

Income (projected "at market" as of June 2017)			
1	Rent	\$55,763 x 12 months	\$669,153
2	Garages (\$250 / month x 11)	\$2,750 x 12 months	33,000
3	Laundry (estimated)		6,760
4	Gross income		708,913
5	Less vacancy at 0.3%		(2,127)
6	Effective gross income		\$706,786
Expenses (estimate based upon industry metrics)			
7	Insurance (normalized)	\$350 per suite/annum	\$9,100
8	License		1,000
9	Taxes (2016 actual)		19,942
10	Repairs & maintenance	\$750 per suite/annum	19,500
11	Landscaping		2,500
12	Pest control		500
13	Annual fire inspection		800
14	Garbage	\$190 per suite/annum	4,940
15	Utilities (reflect 2016 actual provided)		20,086
16	Property Management	3.00% of EGI	21,204
17	Caretaker	\$50 per suite/month	15,600
18	Total expenses		(115,172)
19	Net operating income		\$591,615

(7) Insurance was \$13,303 in 2016 YE July

(15) Utilities reflect actuals provided for 2016 YE

(16 /17) Property management added as well as caretaker (normalized)

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PROJECTED RENT ROLL JUNE 2017

Suite #	Type	Rent (\$)	*Size (SF)	Rent/SF (\$)
101	1 bedroom	2,227	707	3.15
102	1 bedroom	2,104	668	3.15
103	2 bedroom	2,846	955	2.98
104	1 bedroom	2,104	668	3.15
201	1 bedroom	2,249	714	3.15
202	1 bedroom	2,048	650	3.15
203	1 bedroom	2,177	691	3.15
204	1 bedroom	2,057	653	3.15
205	1 bedroom	2,174	690	3.15
206	1 bedroom	2,041	648	3.15
207	1 bedroom	2,041	648	3.15
208	1 bedroom	2,174	690	3.15
209	1 bedroom	2,057	653	3.15
210	1 bedroom	2,177	691	3.15
211	1 bedroom	2,048	650	3.15
301	1 bedroom	2,249	714	3.15
302	1 bedroom	2,048	650	3.15
303	1 bedroom	2,177	691	3.15
304	1 bedroom	2,057	653	3.15
305	1 bedroom	2,174	690	3.15
306	1 bedroom	2,041	648	3.15
307	1 bedroom	2,041	648	3.15
308	1 bedroom	2,174	690	3.15
309	1 bedroom	2,057	653	3.15
310	1 bedroom	2,177	691	3.15
311	1 bedroom	2,048	650	3.15
Total	26 suites	\$55,763	17,754	3.14

* Size based on floor plans provided by Measure Masters