

Goodman:

CEDAR CREST MANOR / 1569 WEST 12TH AVENUE, VANCOUVER

RENT ROLL MARCH 2018

Suite #	Type	Rent (\$)	Parking (\$)	Deposit (\$)	Move In
1	1 bedroom	959	parking included	450	2013-07-15
101	1 bedroom	985		463	2014-02-01
102	1 bedroom	881	45	414	2010-05-01
103*	2 bedroom	2,400		-	
104	2 bedroom	1,399		663	2014-10-16
2*	1 bedroom	1,700		-	
201*	1 bedroom (renovated)	2,000		-	
202	1 bedroom	845		383	2010-05-01
203	2 bedroom	1,399		663	2010-08-15
204	2 bedroom	1,399		663	2015-05-01
Total	10 suites	\$ 13,967	\$ 45	\$ 3,697	

* Suites #2, #103 and #201 are short-term monthly rentals. The rents posted are estimated based on monthly rents "at market".

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INCOME AND EXPENSES 2018

Income				
1	Rent (annualized as of March 2018)	\$13,967 × 12 months	\$	167,604
2	Surface parking (2@\$75 and 1@\$45 / mo)	\$195 × 12 months		2,340
3	Garages (4 @ \$200 / mo)	\$800 × 12 months		9,600
4	Laundry (estimated)	\$5 × 10 × 52 weeks		2,600
4	Gross income			182,144
5	Less vacancy at 0.5%			(911)
6	Effective gross income		\$	181,233
Expenses (2018 unless otherwise denoted)				
7	Property Tax (2017)		\$	10,749
8	Utilities: gas / hydro / water (2016)			9,438
9	Garbage			1,300
10	Insurance			3,670
11	Gardening			3,000
12	Pest Control			1,086
13	License			710
14	Fire Inspection			175
15	Repairs & Maintenance			8,000
16	Management			6,000
17	Total expenses			(44,128)
18	Net operating income		\$	137,105

Notes:

- (2) There are 4 surface parking stalls, of which 2 are currently rented (\$45/month and one included in rent). We have projected the other 2 stalls at \$75/month per stall.
- (3) There are 4 secure garages that are currently vacant — we have projected \$200/month per garage.
- (15) Repairs & maintenance normalized to \$8,000 (\$800/unit/year)