

RENT ROLL JULY 2018

Suite #	Type	Rent (\$)	Parking (\$)	Total rent (\$)	Move-in date	Deposit
101	2 bedroom	947	10	957	2008-12-01	380
102	2 bedroom	940	20	960	2002-05-01	335
103	1 bedroom	995	10	1,005	2018-04-07	498
104	1 bedroom	809	10	819	2010-06-01	340
105	1 bedroom	797	10	807	2008-12-01	315
106	1 bedroom	881	20	901	2016-09-01	425
107	2 bedroom	985	10	995	2016-08-01	475
108	2 bedroom	926	10	936	2015-07-01	430
109	Bachelor	648		648	2003-08-01	240
110	1 bedroom	995	10	1,005	2018-04-01	497
111	1 bedroom	797	10	807	2015-09-01	370
112	Bachelor	702	10	712	2017-04-01	338
114	1 bedroom	721		721	2002-05-01	285
115	2 bedroom	1,092	10	1,102	2017-02-01	525
116	2 bedroom	956	10	966	2006-09-01	355
117	1 bedroom	832		832	2010-04-01	345
118	1 bedroom	884	10	894	2016-12-15	425
119	1 bedroom	778		778	2014-08-22	365
120	1 bedroom	862	10	872	2016-05-01	400
121	2 bedroom	906	20	926	2014-08-01	425
122	2 bedroom	940		940	2002-05-01	335
201	2 bedroom	1,095	10	1,105	2017-12-01	547
202	2 bedroom	948	10	958	2003-12-01	335
203	1 bedroom	956	10	966	2017-05-01	460
204	1 bedroom	881	10	891	2016-09-01	425
205	1 bedroom	803		803	2010-10-01	283
206	1 bedroom	778	10	788	2012-12-01	360
207	2 bedroom	1,095	10	1,105	2017-08-01	548
208	2 bedroom	950		950	2002-05-01	335
209	Bachelor	686	10	696	2013-12-15	310
210	1 bedroom	803	10	813	2012-05-01	350
211	1 bedroom	767		767	2014-10-01	460
212	Bachelor	670		670	2002-05-01	235
213	Bachelor	667		667	2015-02-15	310
214	1 bedroom	820		820	2002-06-01	280
215*	2 bedroom	1,400		1,400	2002-05-01	0
216	2 bedroom	906	10	916	2014-11-01	425
217	1 bedroom	757		757	2002-05-01	280
218	1 bedroom	808		808	2015-09-01	375
219	1 bedroom	950	10	960	2017-12-01	475
220	1 bedroom	826		826	2010-03-01	340
221	2 bedroom	963		963	2009-03-01	390
222	2 bedroom	942	10	952	2014-06-01	425
301	2 bedroom	950		950	2002-05-01	338
302	2 bedroom	920	10	930	2005-07-23	350
303	1 bedroom	935	10	945	2017-08-01	468
304	1 bedroom	889	10	899	2016-07-01	413
305	1 bedroom	855		855	2016-08-01	413
306	1 bedroom	789	10	799	2006-07-01	305
307	2 bedroom	928	20	948	2013-07-01	410
308	2 bedroom	928	10	938	2013-04-01	410
309	Bachelor	664		664	2002-05-01	245
310	1 bedroom	809	10	819	2013-11-01	370
311	1 bedroom	962	10	972	2017-04-01	463
312	Bachelor	636		636	2002-05-01	235
313	Bachelor	666	10	676	2011-04-01	285
314	1 bedroom	797	10	807	2009-11-01	340
315	2 bedroom	909	10	919	2010-10-01	400
316	2 bedroom	912	20	932	2010-12-01	395
317	1 bedroom	787		787	2010-06-01	340
318	1 bedroom	809		809	2011-07-01	345
319	1 bedroom	814		814	2007-02-01	305
320	1 bedroom	889	10	899	2016-07-01	412
321	2 bedroom	944		944	2002-05-01	343
322	2 bedroom	917		917	2013-11-01	480
Total	65 units	\$56,573	\$450	\$57,023		\$24,111

* Suite 215 is occupied by the caretaker - they are currently paying an abated rent of \$500 per month. This has been normalized to reflect a market rate.

This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to independently confirm its accuracy and completeness.

Goodman:

BONNIE BRAE APARTMENTS / 1955 WESTERN DRIVE, PORT COQUITLAM

INCOME AND EXPENSES JULY 2018

Income				
1	Rent	\$56,573 x 12 months	\$	678,876
2	Parking	\$450 x 12 months		5,400
3	Laundry (est. @ \$5/suite/week)	\$1,300 x 12 months		15,600
4	Gross income			699,876
5	Less vacancy at 1% of Gross Income			(6,999)
6	Effective gross income		\$	692,877
Expenses (actual YE 2017 unless otherwise noted)				
7	Carpet Cleaning			1,869
8	Pest Control			1,814
9	Waste Removal			8,025
10	Window Cleaning			520
11	Building Manager	\$55 per suite / mo		42,900
12	Elevator			4,423
14	Fire & Safety			3,798
15	Repairs and Maintenance	\$750 per suite / mo		48,750
16	Electricity			6,913
17	Gas			33,779
19	Water			43,253
20	Landscaping			8,659
21	Snow Removal			2,199
23	Management Fee	3.0% of EGI		20,786
24	Insurance			16,012
25	Licences			1,625
27	Property Tax (2018)			39,458
29	Total expenses			(284,784)
30	Net operating income		\$	408,093

1 Rent reflects July 2018 rent roll

11 Manager fee normalized - actual was \$57014.72 for 2017

15 R & M has been normalized at \$750 per suite per month

23 Actual management fee was \$20,128 for 2017.