

Goodman report:

1517 Comox Street, Vancouver August 2015 Rent Roll

Suite #	Type	Size (SF)	Rent (\$)
1	2 bedroom	1,114	1,750
(1) 2	2 bedroom (2 level)	1,410	3,000
3	studio	243	575
4	studio	213	575
5	studio	228	575
(2) 6	studio	187	550
Total	6 Suites	3,395	\$7,025

August 2015 Income and Expenses

Income (Annualized as of August 2015)			
Rents	(\$7,025 x 12 months)	\$	84,300
Laundry			1,200
		\$	85,500
Less Vacancy at 0.3%		—	257
Effective Gross Income		\$	85,244

Expenses (2015)			
Maintenance			2,000
Insurance			5,800
Professional fees			500
Taxes (2015)			6,437
Utilities			5,500
Licence			205
Total Expenses			20,442
Net Operating Income		\$	64,802

Notes:

- (1) Currently owner-occupied. Rent of \$3,000/month has been added as a market rent.
 - (2) Unit 6 is unauthorized.
- Expenses are generally close estimates - exact numbers need to be verified.

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