



PARADIGM GROUP  
Commercial Real Estate Services

985 Broughton Street,  
Vancouver

Rent Roll Summary

Unit No.	Unit Type	Unit Size (SF)	Current Rent	Price / SF	Annual Rent
1	Bachelor <sup>*</sup>	203 SF	\$809	\$3.99	\$9,708
2	One Bedroom	440 SF	\$1,236	\$2.81	\$14,832
3	Bachelor	286 SF	\$964	\$3.37	\$11,568
4	Bachelor <sup>*</sup>	280 SF	\$844	\$3.01	\$10,128
5	Bachelor	243 SF	\$1,260	\$5.19	\$15,120
6	Bachelor <sup>*</sup>	217 SF	\$842	\$3.88	\$10,104
7	Bachelor <sup>*</sup>	156 SF	\$760	\$4.87	\$9,120
8	Bachelor <sup>*</sup>	222 SF	\$980	\$4.41	\$11,760
9	Bachelor <sup>*</sup>	205 SF	\$786	\$3.83	\$9,432
10	Bachelor <sup>*</sup>	174 SF	\$760	\$4.37	\$9,120
11	Bachelor <sup>*</sup>	180 SF	\$809	\$4.49	\$9,708
12	Bachelor <sup>*</sup>	168 SF	\$833	\$4.96	\$9,996
14	Bachelor	260 SF	\$1,047	\$4.03	\$12,564
15	One Bedroom <sup>**</sup>	400 SF	\$1,163	\$2.91	\$13,956
16	One Bedroom	400 SF	\$1,400	\$3.50	\$16,800
Total	15 Units	3,834 SF	\$14,493	\$3.78	\$173,916

<sup>\*</sup> Shared Bathroom

<sup>\*\*</sup> Unauthorized

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# Stabilized Income Statement

Current Income		Notes		
Rental Income		\$173,916		
Laundry Income		\$16 / Unit / Month		
Projected Gross Income		\$176,796		
Less Vacancy Allowance		0.50%		
Effective Gross Income		(\$884)		
Effective Gross Income		\$175,912		

Stabilized Annual Expenses		Notes	Total	% of EGI	Per Unit
Property Taxes		Actual 2024	\$11,971	6.81%	\$798
Repairs & Maintenance		\$830 per Unit	\$12,450	7.08%	\$830
Insurance		Actual 2024	\$9,842	5.59%	\$656
Hydro		Actual 2024	\$4,284	2.44%	\$286
Gas		Actual 2024	\$3,375	1.92%	\$225
Utilities		Actual 2024	\$3,636	2.07%	\$242
Waste Bin Management		Actual 2024	\$780	0.44%	\$52
Fire Safety		Actual 2024	\$504	0.29%	\$34
Licenses & Permits		Based on CoV Rates	\$1,082	0.62%	\$72
Property Management		5.00% of EGI	\$8,796	5.00%	\$577
Total Expenses			(\$56,720)	32.24%	(\$3,781)
Net Operating Income			\$119,192		

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