Board: V		FINGS STREET ouver East astings	\$3,500,000 (LP) (SP)
Multi-Family Commercial		5A 1P3	(LR sq. ft. p/a) M
	17	pportunity in up & coming Stra ached brochure for more detail	athcona! 30 unit SRO Hotel with retail on the mai s!!
NO IN AVAIL	ABLE P.I.D.: 015-5 Property Ty Zoning/Lan	584-771 Y pe: Multi-Family Commercial I d Use: DEOD /Acres: 3,050 / 0.07	Prop. Tax/Year: \$13,613.63 / 2017 Width / Depth: 25.00 / 122.00 Transaction Type: For Sale Sale Type: Asset
Property Details		General Building Detai	ils
Interest In Land: Freehold Environmental Assessment	t Phase:	Subj. Space SqFt: Year Built: Complex Name:	Width / Depth: /
Occupancy:		# of Buildings:	# of Storeys:
Seller's Rights Reserved:	No	# of Loading Doors:	# of Grade Doors:
Amenities: Site Services:		Parking Spaces: Roof: HVAC: Building Type:	# of Elevators:
Restrictions:		Construction Type:	
	Penthouse Apts:	Total Units:	Total Operating Expenses: \$
•	-		
2 Bdrm Apts:	Bachelor Apts:	Gross Income: \$	Net Operating Income: \$
2 Bdrm Apts: 3 Bdrm Apts:	Bachelor Apts: Studio Apts:	Other Income: \$	Net Operating Income: \$ Cap Rate:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts:	Bachelor Apts: Studio Apts: Other Units:	Other Income: \$ Eff Gross Inc: \$	Cap Rate:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt:	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: <u>Lease Details</u> Leased Rate Sq. Foot:	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF:	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot:	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months):	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: <u>Lease Details</u> Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse:
4+ Bdrm Apts: <u>Lease Details</u> Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>Lee & Associates Vanco</u>	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vanco	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vanco Powell St	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: DUVER	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vanco	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vanco	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: UVer	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vanco	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: DUVER	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vanco	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: UVer E Cordova St	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vanco	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: DUVER E Cordova St	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vanco Powell St E Cordova St	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: DUVER E Cordova St	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vanco Powell St E Cordova St	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: DUVER E Cordova St	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vanco Powell St E Cordova St	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: DUVER E Cordova St	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vanco Powell St E Cordova St.	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Other Income: \$ Eff Gross Inc: \$	Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:

Information herein deemed reliable but not guaranteed.

ACTIVE <u>C8016235</u>	809		
	005	W 23RD AVENUE Vancouver West	\$ 7,200,000 (LP)
Board: V		Cambie	(SP)
Multi-Family Commercial		V5Z 2B1	(LR sq. ft. p/a) M
	lot wit CD-1, totalin issued all doo	h historic church in desirable single-f allowing for construction of 4 townhig 9575 SF of saleable living area. Pri and the Building Permit is pending -	DEVELOPERS! Prime Douglas Park 69x122 corner family neighborhood has been successfully rezoned omes (2 with lock-off suites) and 2 coach houses or-to-letter for the Development Permit has been start work as soon as the deal closes! Plans and t walk on property without permission. Also listed
	P.I.D	.: 004-516-486	Prop. Tax/Year: \$12,874.07 / 2017
Virtual Tour:	Zonir	erty Type: Multi-Family Commercial ng/Land Use: CD-1 Sz SF/Acres: 8,430 / 0.19 hure:	Width / Depth: 69.10 / 122.00 Transaction Type: For Sale Sale Type: Asset
Property Details		General Building Deta	ile
		Subj. Space SqFt: 4,25	
Interest In Land: Freehold	l	Year Built:	
Environmental Assessmen		Complex Name:	
Occupancy: Vacant		# of Buildings:	# of Storeys:
Seller's Rights Reserved:	No	# of Loading Doors:	# of Grade Doors:
Amenities:		Parking Spaces:	# of Elevators:
		Roof: Asphalt Shingles	
		HVAC: Baseboard	
Site Services:		Building Type: Church	, Residential Mix, Mul Tenant/MultiPlex (5+)
Restrictions: 1 Bdrm Apts:	Penthouse Apts:	Total Units:	Total Operating Expenses: \$
1 Bdrm Apts:	Penthouse Apts: Bachelor Apts:		Total Operating Expenses: \$
1 Bdrm Apts: 2 Bdrm Apts:	Bachelor Apts:	Gross Income: \$	Net Operating Income: \$
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts:	Bachelor Apts: Studio Apts:	Gross Income: \$ Other Income: \$	
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts:	Bachelor Apts: Studio Apts: Other Units:	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$	Net Operating Income: \$ Cap Rate:
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost S	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ SqFt:	Net Operating Income: \$ Cap Rate: Lease SubLease:
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot:	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost S Additional Rent	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ SqFt: :/SF:	Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse:
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot:	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost S	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ SqFt: :/SF: onths):	Net Operating Income: \$ Cap Rate: Lease SubLease:
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost S Additional Rent Lease Term (Mo Lease Expiry Da	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ SqFt: :/SF: onths):	Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse:
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Sutton Group-West Coa	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost S Additional Rent Lease Term (Mo Lease Expiry Da	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ SqFt: :/SF: onths):	Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse:
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost S Additional Rent Lease Term (Mo Lease Expiry Da ast Realty W 21st Ave	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ SqFt: :/SF: onths): ate: Douglas Park	Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse:
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Sutton Group-West Coa	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost S Additional Rent Lease Term (Mo Lease Expiry Da	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ SqFt: c/SF: onths): ate:	Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Sutton Group-West Coa	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost S Additional Rent Lease Term (Mo Lease Expiry Da ast Realty W 21st Ave	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ SqFt: :/SF: onths): ate: Douglas Park	Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Sutton Group-West Coa	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost S Additional Rent Lease Term (Mo Lease Expiry Da ast Realty W 21st Ave	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ SqFt: :/SF: onths): ate: Douglas Park	Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Sutton Group-West Coa	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost S Additional Rent Lease Term (Mo Lease Expiry Da ast Realty W 21st Ave W 22nd Ave	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ SqFt: :/SF: onths): ate: Douglas Park	Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
1 Bdrm Apts: 2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Sutton Group-West Coa	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost S Additional Rent Lease Term (Mo Lease Expiry Da ast Realty W 21st Ave W 22nd Ave	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ SqFt: :/SF: onths): ate: Douglas Park	Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:

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Information herein deemed reliable but not guaranteed.

<u>C8016188</u>		RY STREET	\$5,888,000 (LP) (SP)
Board: V		night	(LR sq. ft. p/a) M
Multi-Family Commercial		N 3X4	ent site, locates 1 block away from Kingsway and
	King Edward in	prate with some renovation.	lopments emerging in the neighbourhood. Easy
NO IN AVAIL	ABLE P.I.D.: 014-0 Property Tyj Zoning/Land Land Sz SF/	be: Land Commercial, Multi-F	Prop. Tax/Year: \$30,951.79 / 2017 . Width / Depth: 95.10 / 76.30 Transaction Type: For Sale Sale Type: Asset
Virtual Tour:	Brochure:		
Property Details Interest In Land: Freehold		General Building Details Subj. Space SqFt: Year Built: 1931	Width / Depth: /
Environmental Assessmen Occupancy: Tenant Seller's Rights Reserved: Amenities:		Complex Name: # of Buildings: # of Loading Doors: Parking Spaces: 0	<pre># of Storeys: # of Grade Doors: # of Elevators: 0</pre>
Amenities.		Roof: Other HVAC: Electric, Hot Water	
Restrictions:		Construction Type: Woo	d Frame, Other
	–	Total Units:	
•	Penthouse Apts:		Total Operating Expenses: \$
2 Bdrm Apts:	Bachelor Apts:	Gross Income: \$	Net Operating Income: \$
2 Bdrm Apts: 3 Bdrm Apts:	Bachelor Apts: Studio Apts:	Gross Income: \$ Other Income: \$	
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts:	Bachelor Apts: Studio Apts: Other Units:	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$	Net Operating Income: \$ Cap Rate:
	Bachelor Apts: Studio Apts:	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ L T	Net Operating Income: \$
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot:	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ L T	Net Operating Income: \$ Cap Rate: ease SubLease: ot. Spce Avail for Lse:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Royal Pacific Realty Cor	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: P.	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$	Net Operating Income: \$ Cap Rate: ease SubLease: ot. Spce Avail for Lse: ubj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Royal Pacific Realty Com E 24th Ave	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: TP. Cerder Controle Menus Edward Ave E 26th Ave E 26th Ave	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ L T S	Net Operating Income: \$ Cap Rate: ease SubLease: ot. Spce Avail for Lse: ubj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Lease Type: Firm: Royal Pacific Realty Col E 24th Ave E 24th Ave	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: TP. Cedar Contage Means Edward Ave	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ L T S	Net Operating Income: \$ Cap Rate: ease SubLease: ot. Spce Avail for Lse: ubj. Unit Cont. Spce:
2 Bdrm Apts: 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Lease Type: Firm: Royal Pacific Realty Con E 24th Ave E 26th Ave	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: TP. Cerder Controle Menus Edward Ave E 26th Ave E 26th Ave	Gross Income: \$ Other Income: \$ Eff Gross Inc: \$ L T S	Net Operating Income: \$ Cap Rate: ease SubLease: ot. Spce Avail for Lse: ubj. Unit Cont. Spce:

A CONTRACT OF			
ACTIVE C8016101	9240	CORBOULD STREET Chilliwack	\$3,250,000 (LP)
Board: H	C	hilliwack W Young-Well	(SP)
Multi-Family Commercial		V2P 4A5	(LR sq. ft. p/a) M
	bdrm insuit unde Chilli Multi Offer	n, 8 x 2 bdrm 2 storey townhomes. Full te laundry. Site close to core amenities ergoing transition. A desirable location ir wack Cultural and Leisure Centres, curli plex Ice Arena and shopping all within i	24 units. Constructed 1991. 8 x 1 Bdrm, 8 x 2 City services, each unit separately metered with within a well-established multi-family area a proximity to Chilliwack General Hospital, ng rink, Evergreen Hall and Prospera Center mmediate and convenient walking distance. 16. Contact Listing Agent for information etailed Financial Information.
Cor	P.I.I	D.: 017-469-112	Prop. Tax/Year: \$15,702.43 / 2017
	the second se	perty Type: Multi-Family Commercial	Width / Depth: 175.00 / 201.00
and a strend of the		ing/Land Use: R5	Transaction Type: For Sale
	Land	d Sz SF/Acres: 35,155 / 0.81	Sale Type: Asset
Virtual Tour:	Broo	chure:	
Property Details		General Building Datail	c
Property Details		<u>General Building Detail</u>	
Interest In Land: Freehold		Subj. Space SqFt: Year Built: 1991	Width / Depth: /
Environmental Assessment	Phace: Phase/Stage 1		
Occupancy: Tenant	hase, stage 1	Complex Name:	
Seller's Rights Reserved: N	9	# of Buildings: # of Loading Doors:	# of Storeys: 2 # of Grade Doors:
Amenities:	0	Parking Spaces:	# of Elevators:
Amenices.		Roof: Asphalt Shingles	
		HVAC: Baseboard, Electric	c. Separate HVAC Units
Site Services:		Building Type: Low Rise	
			(_ · · · · · · · · · · · · · · · · · · ·
		Construction Type: Wo	
Restrictions: None Known			
	Penthouse Apts: 0		
Restrictions: None Known	Penthouse Apts: 0 Bachelor Apts: 0	Construction Type: Wo	od Frame Total Operating Expenses: \$84,586
Restrictions:None Known1 Bdrm Apts:82 Bdrm Apts:16	-	Construction Type: Wo Total Units: 24 Gross Income: \$220,81	od Frame Total Operating Expenses: \$84,586
Restrictions:None Known1 Bdrm Apts:82 Bdrm Apts:163 Bdrm Apts:0	Bachelor Apts: 0	Construction Type: Wo Total Units: 24 Gross Income: \$220,81 Other Income: \$0	od Frame Total Operating Expenses: \$84,586 2 Net Operating Income: \$131,810 Cap Rate: 4.00
Restrictions:None Known1 Bdrm Apts:82 Bdrm Apts:163 Bdrm Apts:04+ Bdrm Apts:0	Bachelor Apts:0Studio Apts:0Other Units:0	Construction Type: Wo Total Units: 24 Gross Income: \$ 220,81 Other Income: \$ 0 Eff Gross Inc: \$ 216,39	od Frame Total Operating Expenses: \$84,586 2 Net Operating Income: \$131,810 Cap Rate: 4.00 6
Restrictions:None Known1 Bdrm Apts:82 Bdrm Apts:163 Bdrm Apts:04+ Bdrm Apts:0Lease Details	Bachelor Apts:0Studio Apts:0Other Units:0Lease Op Cost	Construction Type: Wo Total Units: 24 Gross Income: \$220,81 Other Income: \$0 Eff Gross Inc: \$216,39 SqFt:	od Frame Total Operating Expenses: \$84,586 2 Net Operating Income: \$131,810 Cap Rate: 4.00 6 Lease SubLease:
Restrictions:None Known1 Bdrm Apts:82 Bdrm Apts:163 Bdrm Apts:04+ Bdrm Apts:0Lease DetailsLeased Rate Sq. Foot:	Bachelor Apts:0Studio Apts:0Other Units:0Lease Op CostAdditional Ren	Construction Type: Wo Total Units: 24 Gross Income: \$220,81 Other Income: \$0 Eff Gross Inc: \$216,39 SqFt: 1 nt/SF:	Total Operating Expenses: \$84,586 Net Operating Income: \$131,810 Cap Rate: 4.00 6 Lease SubLease: Fot. Spce Avail for Lse:
Restrictions:None Known1 Bdrm Apts:82 Bdrm Apts:163 Bdrm Apts:04+ Bdrm Apts:0Lease Details	Bachelor Apts:0Studio Apts:0Other Units:0Lease Op Cost	Construction Type: Wo Total Units: 24 Gross Income: \$220,81 Other Income: \$0 Eff Gross Inc: \$216,39 SqFt: 1 ht/SF: 2	od Frame Total Operating Expenses: \$84,586 2 Net Operating Income: \$131,810 Cap Rate: 4.00 6 Lease SubLease:
Restrictions:None Known1 Bdrm Apts:82 Bdrm Apts:163 Bdrm Apts:04+ Bdrm Apts:0Lease DetailsLeased Rate Sq. Foot:Leased Size Sq. Foot:Lease Type:	Bachelor Apts: 0 Studio Apts: 0 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Construction Type: Wo Total Units: 24 Gross Income: \$220,81 Other Income: \$0 Eff Gross Inc: \$216,39 SqFt: 1 ht/SF: 2	Total Operating Expenses: \$84,586 Net Operating Income: \$131,810 Cap Rate: 4.00 6 Lease SubLease: Fot. Spce Avail for Lse:
Restrictions: None Known 1 Bdrm Apts: 8 2 Bdrm Apts: 16 3 Bdrm Apts: 0 4+ Bdrm Apts: 0 Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: RE/MAX Bob Plowright Restrict	Bachelor Apts: 0 Studio Apts: 0 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Construction Type: Wo Total Units: 24 Gross Income: \$220,81 Other Income: \$0 Eff Gross Inc: \$216,39 SqFt: 1 ht/SF: 2	Total Operating Expenses: \$84,586 Net Operating Income: \$131,810 Cap Rate: 4.00 6 Lease SubLease: Fot. Spce Avail for Lse:
Restrictions:None Known1 Bdrm Apts:82 Bdrm Apts:163 Bdrm Apts:04+ Bdrm Apts:0Lease DetailsLeased Rate Sq. Foot:Leased Size Sq. Foot:Lease Type:Firm:RE/MAX Bob Plowright Reference	Bachelor Apts: 0 Studio Apts: 0 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D Parthered States of the states	Construction Type: Wo Total Units: 24 Gross Income: \$220,81 Other Income: \$0 Eff Gross Inc: \$216,39 SqFt: 1 ht/SF: 2	od Frame Total Operating Expenses: \$84,586 2 Net Operating Income: \$131,810 Cap Rate: 4.00 6 Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce: Mincess Ave Kinp Ave

Information herein deemed reliable but not guaranteed.

ACTIVE C8016123			480 THACKE Hop			\$1,5	90,000 (LP)
Board: H			Hope C	enter		(1	(SP) .R sq. ft. p/a) <mark>M</mark>
Multi-Family Comr	nercial		VOX 1				
			property. Propert fenced yard/lawn \$1100/mth each attract good long	y features lane acon area. 2-3 bdrm u some of which hav term tenants loca porhood. Easy to r	cess to back nits and 10-2 ve underwen ated near ele	1/2 acre high density mul units and large paved fro 2 bdrm units have potentia t recent cosmetic upgrade mentary and secondary so ew rental units available i	nt parking area plus al rents of up to es. Ideal location to chools and in decent
		No.	P.I.D.: 007-315 Property Type: Zoning/Land U	Multi-Family Con	nmercial V	Prop. Tax/Year: \$7,893 Vidth / Depth: 194. Transaction Type: For S	00 / 130.00
Virtual Tour:			Land Sz SF/Ac Brochure:	res: 24,745	/ 0.57	Sale Type: Asset	
Property Detail	S			General Buildir	ng Details		
	_			Subj. Space Sq	-	Width / Depth:	/
Interest In Lan				Year Built: 196		•	-
		hase: Not Applicabl	e	Complex Name	:		
Occupancy: Ter				# of Buildings:		# of Storeys: 2	
Seller's Rights I	Reserved: No			# of Loading D	oors:	# of Grade Doors:	
Amenities:				Parking Spaces	s: 24	# of Elevators: 0	
				Roof: Torch On			
				HVAC: Forced A			
Site Services:				Building Type:	Low Rise (2	-4 storeys)	
				Construction T	vpe: Concre	te Block, Wood Frame	
				2011201 000000 1	/Per concre		
Restrictions:							
1 Bdrm Apts:	0	Penthouse Apts:	0	Total Units:	12	Total Operating Exp	
2 Bdrm Apts:	10	Bachelor Apts:	0	Gross Income:		Net Operating Incor	ne: \$86,823
3 Bdrm Apts:		Studio Apts:	0	Other Income:		Cap Rate: 5.50	
4+ Bdrm Apts:	0	Other Units:	0	Eff Gross Inc:	\$114,504		
Lease Details		Lease	• Op Cost SqFt:		Lea	se SubLease:	
Leased Rate Sq			ional Rent/SF:		Tot	. Spce Avail for Lse:	
Leased Size Sq.	Foot:		e Term (Months):		Sub	j. Unit Cont. Spce:	
Lease Type:		Lease	Expiry Date:				
Firm: <u>RE/MAX Ny</u>	<u>/da Realty (Hope</u>						
		Ward	Are 1	lillos.	dest	Pa	
		3			Wab.	0	
			4	e		Yale St	
			Th.	A11;		10	
			Thacker Ave	Allison A			
					0		
		5	The				
		die	<u>ب</u>	Ave		AU	ž
	Ruper	t St Z	P.m.			Allison Ave Dewone	5 R
			Willow Ave			ne ste	0
		Cariboo Ave		25		The P	
		000		Yale St		Thacker Ave	
		Carry					
			1		Rupert St		
b bing			Stuart St		-		
NIT G						© 2018 Microsoft C	orporation © 2017 HERE
			ormation herein deemed				

2393 W 6TH AVENUE Vancouver West

Kitsilano V6K 1W1



Fabulous Large Kitsilano Character Cash Machine & Trophy Property on 50' x 110' Corner RT-8 lot. House contains: Top: 3 Bdrm Suite; 2nd Floor: 3 Bdrm Suite & 2 + Den Suite; Main Floor: 5 bdrm Suite & Studio Suite: Down: 1 Bdrm Suite. All units are self contained, and furnished. Total Income = \$146,604/yr (with upside), Expenses = \$45,581/yr (includes on-site manager), Net Income = \$101,023/yr. House is in very good condition with updated roof, balconies, h/w tank, bathrooms & more. Suites are bright & well appointed, many with "chalet" vibe, some with balconies & patio. A spacious rear yard containing 6 storage units & parking in the side for 3-4 cars. All showings by appt with 48 hrs notice. Showing Fri Jan 12th @ 1:00pm by appointment. Call LS to view & for info pkg.

\$146,604/YR Virtual Tour:	KITS CASH MACH	P.I.D.: 003-546 Property Type Zoning/Land Land Sz SF/Ac Brochure:	: Multi-Family Con Use: RT-8	mmercial	Prop. Tax/Year: Width / Depth: Transaction Type Sale Type: /	/ For Sale	/ 2017
Property Details			<u>General Buildi</u>	ng Details			
Interest In Land: Freehold Environmental Assessment P Occupancy: Tenant Seller's Rights Reserved: No			Subj. Space So Year Built: 19 Complex Nam # of Buildings	12 e: ::	Width / Dept	: 4	/
Amenities:			# of Loading I Parking Space Roof: HVAC:		# of Grade D # of Elevator		
Site Services:			Building Type				
			Construction 1	Type: Wood	Frame		
Restrictions: 1 Bdrm Apts: 1 2 Bdrm Apts: 2	Penthouse Apts: Bachelor Apts:	0	Total Units: Gross Income	6 : \$144,900	Total Operatir Net Operating		
3 Bdrm Apts: 1 4+ Bdrm Apts: 1	Studio Apts: Other Units:	1 0	Other Income Eff Gross Inc:		Cap Rate: 2.7)	
Lease DetailsLease Op Cost SqFt:Leased Rate Sq. Foot:Additional Rent/SF:Leased Size Sq. Foot:Lease Term (Months):Lease Type:Lease Expiry Date:				Tot	ase SubLease: t. Spce Avail for L bj. Unit Cont. Spc		
Firm: <u>RE/MAX Real Estate Servic</u>	<u>es</u>						
W 4th Ave					Yew St	W 4th Ave	
			W 5	ith Ave			
ts W 6th Ave	Larch St	Gerald)		Yew St	W 6th Ave	Arbutus St
ې W 7th Ave				Vine St			
bing W 8th Ave					© 2018 Mic	osoft Corporatio	n © 2017 HEF

<u>C8016069</u> Board: ∨	_	194 CORNWALL AVENUE Vancouver West	\$ 21,000,000 (LP)
		Kitsilano	(SP)
Iulti-Family Commercial		V6K 1B8	(LR sq. ft. p/a) M
	T	block to Kits Beach in the heart of Kitsil with 18 suites (6x1 bdrm & 12x2 bdrm) suites provide exceptional water views. RM4 zoning & NO rental replacement O Interim Rezoning Policy which allows fo	s well run CO-OP apartment building is located 1 ano neighborhood. Pristine 12,000 sq ft corner lot with 9 secured rear lane parking garages. Some Redevelopment potential with NO rezoning under th R take advantage of the Affordable Housing Choices r 100% rental redevelopment of up to 6 stories. Enti wind up. For further details please contact listing
Traj and		P.I.D.: 015-099-083 Property Type: Multi-Family Commer	-
A State of the second s	and the state will	Zoning/Land Use: RM4	Transaction Type: For Sale
Virtual Tour:		Land Sz SF/Acres: 12,000 / 0.2 Brochure:	8 Sale Type: Asset
Property Details		General Building D	ataile
Property Details		Subj. Space SqFt:	Width / Depth: /
Interest In Land: Freehold		Year Built: 1947	
Environmental Assessment	: Phase: None	Complex Name:	GWEN-LYN MANOR APARTMENTS
Occupancy: Owner		# of Buildings:	# of Storeys:
Seller's Rights Reserved:	No	# of Loading Doors	# of Grade Doors:
Amenities:		Parking Spaces: 9 Roof: Torch On HVAC:	# of Elevators:
Site Services:		Building Type:	
Sile Seivices.		Construction Type:	Wood Frame
Restrictions:			
1 Bdrm Apts:	Penthouse Apts:	Total Units:	Total Operating Expenses: \$
2 Bdrm Apts:	Bachelor Apts:	Gross Income: \$	Net Operating Income: \$
3 Bdrm Apts:	Studio Apts:	Other Income: \$	Cap Rate:
	Other Units:	Eff Gross Inc: \$	-
4+ Bdrm Apts:	•••••		
-		Cost SqFt:	Lease SubLease:
Lease Details Leased Rate Sq. Foot:	Lease Op Additiona	I Rent/SF:	Tot. Spce Avail for Lse:
<u>Lease Details</u> Leased Rate Sq. Foot: Leased Size Sq. Foot:	Lease Op Additiona Lease Ter	l Rent/SF: m (Months):	
<u>Lease Details</u> Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:	Lease Op Additiona Lease Ter Lease Exp	l Rent/SF: m (Months):	Tot. Spce Avail for Lse:
<u>Lease Details</u> Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:	Lease Op Additiona Lease Ter Lease Exp	l Rent/SF: m (Months):	Tot. Spce Avail for Lse:
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<u>Lease Details</u> Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:	Lease Op Additiona Lease Ter Lease Exp	l Rent/SF: m (Months):	Tot. Spce Avail for Lse:
<u>Lease Details</u> Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:	Lease Op Additiona Lease Ter Lease Exp	I Rent/SF: m (Months): biry Date:	Tot. Spce Avail for Lse:
<u>Lease Details</u> Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:	Lease Op Additiona Lease Ter Lease Exp	I Rent/SF: m (Months): biry Date: Point Grey Rd	Tot. Spce Avail for Lse:
<u>Lease Details</u> Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>Lee & Associates Vancou</u>	Lease Op Additiona Lease Ter Lease Exp	I Rent/SF: m (Months): biry Date:	Tot. Spce Avail for Lse:
<u>Lease Details</u> Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>Lee & Associates Vancou</u>	Lease Op Additiona Lease Ter Lease Exp	I Rent/SF: m (Months): biry Date: Point Grey Rd	Tot. Spce Avail for Lse:
4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vancou	Lease Op Additiona Lease Ter Lease Exp	I Rent/SF: m (Months): biry Date: Point Grey Rd	Tot. Spce Avail for Lse:
Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vancou	Lease Op Additiona Lease Ter Lease Exp	I Rent/SF: m (Months): biry Date: Point Grey Rd	Tot. Spce Avail for Lse:
Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vancou	Lease Op Additiona Lease Ter Lease Exp	I Rent/SF: m (Months): biry Date: Point Grey Rd Cornwall Ave	Tot. Spce Avail for Lse:
Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vancou	Lease Op Additiona Lease Ter Lease Exp	I Rent/SF: m (Months): biry Date: Point Grey Rd Cornwall Ave	Tot. Spce Avail for Lse:
Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: Lee & Associates Vancou	Lease Op Additiona Lease Ter Lease Exp	I Rent/SF: m (Months): biry Date: Point Grey Rd Cornwall Ave	Tot. Spce Avail for Lse:

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