11/5/2018	Par Presented by: Luis Ayala P Metro Edge Real CONTC: 604-551-4 OFC: 778-650-05 <u>luisayala@shaw.co</u> www.luisayala.co	ty 1418 27 <u>ca</u>	EDGE REALTY		
ACTIVE <u>C8021429</u> Board: V Multi-Family Commercial	1675 E 14TH AVE Vancouver East Grandview VE V5N 2C9	NUE	\$7,300,000 (LP) (SP) (LR sq. ft. p M		
INVESTOR ALERT! Mixed-used building in PRIME location at the corner of Commercial Drive and E. 14th Ave. 13 residential units plus 1 commercial space (can be split into 2). Approximate GROSS income of \$208,720 per year not including the 3 bedroom owner's suite that can be rented after completion. 7 of the 13 residential units have been updated. (Residential Breakdown: 6 - one bedroom units, 4 - two bedroom units and 3 - three bedroom units.) Unbeatable Commercial Drive location close to skytrain and countless shops, restaurants, services and Clark Park directly across the street. Potential for redevelopment.					
Virtual Tour:	P.I.D.: 024-208-451 Property Type: Multi-F Zoning/Land Use: C-2 Land Sz SF/Acres: 6,4 Brochure:	amily Commercial Width / 2C1 Transac	ax/Year: \$28,808.05 / 2018 / Depth: 63.50 / 101.00 ction Type: For Sale ale Type: Asset		
Property Details		l Building Details			
Interest In Land: Freehold	-	pace SqFt: 5,500 Wi uilt: 1911	idth / Depth: /		
Environmental Assessment Phase:	-	ex Name:	50		
Occupancy: Owner Seller's Rights Reserved: No Amenities: Site Services:	# of Lo Parking Roof:O HVAC:	ading Doors: # 0 g Spaces: # 0 ther	of Storeys: 0 of Grade Doors: of Elevators:		
Restrictions: None Known	Constru	uction Type: Wood Frame			
<u>Lease Details</u> Lease Rate Sq. Foot: Lease Size Sq. Foot: Lease Type:	Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	Lease SubLe Tot. Spce Av Subj. Unit C	vail for Lse:		
Firm: <u>RE/MAX Progroup Realty</u>					
FAIRVIEW T T T T T T T T T T T T T	A GRANDVIEW-WOO Great Northern Way (2) 7 E 12th Ave E 16th Ave	DDLAND Nanamo St	Rupert St Boundary Rd Grandview Hwy		
	AT 3	ntrew St	Canada Way		
Сторов самвте	COTTAGE	EDAR	Kincaid St Map data ©2018 Google		

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11/5/2018	Droc	Paragon 5	
	Luis Ay Metro CONTC: OFC: 7 <u>luisaya</u>	ala PREC* Edge Realty 604-551-4418 78-650-0527 ala@shaw.ca luisayala.ca	EDGE REALTY
ACTIVE C8021604			\$6,888,000 (LP)
Board: V		uver East Pleasant VE	(SP) (LR sq. ft. p M
Multi-Family Commercial		T 2P6 pit boutique walk up three leve	el apartment building just off Main St in TURN
	KEY CONDITIO suite laundry, most units. Ex their heat and with new carpy paved rear wit cafes, shoppin	DN! All suites have been updat lighting and windows. Gorgeou cellent tenants in place. All ap hydro with the exceptional of et & paint. Fantastic curb appe 5 parking stalls. Awesome loc	ed; full kitchen with dishwasher, bathroom, in- is refinished character wood floors throughout artments are separately metered, tenant pays two. Building has updated entry and hallways al, low maintenance landscaping with newly ation 15th Ave and Main St, steps to trendy excellent care free income with few expenses
TOMAN	P.I.D.: 006-7 Property Typ Zoning/Land Land Sz SF/A	be: Multi-Family Commercial d Use: RM-4	Prop. Tax/Year: \$8,154.21 / 2018 Width / Depth: 49.50 / 132.00 Transaction Type: For Sale Sale Type: Asset
Virtual Tour: VirtualTourLink			CurrentListings.php/Details/708/117-e-15th-
Property Details Interest In Land: Freehold Environmental Assessment Ph Occupancy: Tenant Seller's Rights Reserved: No	ase: Phase/Stage 1	General Building Details Subj. Space SqFt: Year Built: 1958 Complex Name: # of Buildings: # of Loading Deers:	Width / Depth: / # of Storeys: 3 # of Grade Doors:
Amenities: Site Services:		# of Loading Doors: Parking Spaces: 5 Roof:Other HVAC: Electric Building Type: Low Rise	# of Elevators: 0
Restrictions:		Construction Type: Wood	1 Frame
<u>Lease Details</u> Lease Rate Sq. Foot: Lease Size Sq. Foot: Lease Type:	Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date:	То	ase SubLease: t. Spce Avail for Lse: bj. Unit Cont. Spce:
Firm: Sutton Group-West Coast Re	<u>ealty</u>		
			ANDVIEW-WOODLAND
	FAIRVIEW ⁹ W Broadway (1) Vancouver	Great Northern Way	
	General Hospital	0	
Fir St	W 12th Ave	E 12th Ave	
ARBUTUS RIDGE	Wolfe The Wildth Ave	E 16th Ave	Rentrew St
	W King Edward Ave	KE	
Coogle SHAUGHNI	ESSY SOUTH CAMBIE		EAST SIDE 0 Map data ©2018 Google
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11/5/2018		Presented by: Luis Ayala Pl	300n 5 2FC *	G	METRO
		Metro Edge Realt CONTC: 604-551-4 OFC: 778-650-052 <u>luisayala@shaw.c</u> www.luisayala.ca	y 418 27 <u>a</u>		EDGE REALTY
ACTIVE C8021766		754 E BROADW Vancouver East		\$	5 ,500,000 (LP) (SP)
Board: V Multi-Family Commercial		Mount Pleasant VE V5T 1X9			(LR sq. ft. p 🚺
]/	and Fraser St. Building co upper 2 floors (3 x 1 BR s to bottom including new r	nsists of 2 ground flo suites and 3 x 2 BR su roof, mechanical, elec building with projected	Pleasant just off the corn or commercial units and 6 iites). Building completely trical plumbing systems, a d income of \$188,000 per a	residential units on renovated from top ppliances and
NO IN AVAIL		P.I.D.: 015-251-730 Property Type: Multi-Fa Zoning/Land Use: C20	amily Commercial	Transaction Type: For S	0 / 122.00
Virtual Tour:		Land Sz SF/Acres: 4,0 Brochure:	26 /0.09	Sale Type: Asset	
Property Details Interest In Land: Freehold Environmental Assessmen	t Phase , Phase/Stage 1	Subj. Sj Year Bu	Building Details bace SqFt: 6,400 ilt: x Name:	Width / Depth:	1
Occupancy: Tenant	I FIIdSE. FIIdSE/Stage I	# of Bu		# of Storeys:	
Seller's Rights Reserved: Amenities:	No	Parking Roof:	ading Doors: Spaces: 3 Heat Pump	<pre># of Grade Doors: # of Elevators: 0</pre>	
Site Services:		Building	J Type: Low Rise (2	2-4 storeys), Mixed Use	
Restrictions:		Constru	ction Type: Wood F	Frame	
<u>Lease Details</u> Lease Rate Sq. Foot: Lease Size Sq. Foot: Lease Type:	Additiona Lease Te	Cost SqFt: al Rent/SF: rm (Months): piry Date:	Tot.	e SubLease: Spce Avail for Lse: . Unit Cont. Spce:	
Firm: Macdonald Commercial	R.E.Serv.				
IS preung 99	Pacific sturd	Terminal Ave Great Now	A ANDVIEW-WOO	DLAND	- 0
FAIRVI Vancouve General Hospita ق ^{W 12th Ave}	a W 7th Ave ₩	Great Northern Way			Rupert St
W 16th Ave	MT PLEAS W 16th Ave	ANT E 16th Ave St 10 10		Rentrew St	Grandview Hwy Rupert St
	ð			E 22nd Ave Ma	ap data ©2018 Goog
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Start 190 Converting in the image of	11/5/2018	Par Presented by: Luis Ayala P Metro Edge Real CONTC: 604-551-4 OFC: 778-650-05 Luisayala@shaw.co www.luisayala.co	ty 418 27 2a	EDGE ATALTY
Bardi V Mappein (LR so. ft. p) MithFamily Commercial VP 443 (LR so. ft. p) WithFamily Commercial VP 443 (LR so. ft. p) WithFamily Commercial PLD: 013-954-814 Property Type: Multi-Family Commercial gratment building along the 044. Street Corrifor. The Marpele Official Commercing Man designates the site as medium density (2.50 microsoft, Tb. Marpele Multi-Samily Commercial Land Street Corrifor. The Market Multi-Samily Commercial Land Street Corrifor. The Market Multi-Samily Commercial Land Street Corrifor. The Market Multi-Marpele Multi-Samily Commercial Land Street Corrifor. The Market Multi-Marpele Multi-Samily Commercial Land Street Corrifor. The Market Multi-Market Multi-M	ACTIVE C8021890		ET	
automatical The second sec	Board: V	Marpole		
Property Type: Multi-Family Commercial Zoning/Land Use: RM-3A Land Sz SF/Acres: 8,570 (0.20 Witti / Depth: (/ Transaction Type: For Sale Sale Type: Asset Property Details General Building Details Interest In Land: Freehold Subj. Space SqFt: Width / Depth: (/ Year Built: 1959 Complex Name: OAKLEAF APARTMENTS Seller's Rights Reserved: Amenities: # of Grade Doors: # of Grade Doors: # of Loading Doors: # of Elevators: 0 Roof: Toch Aon HVAC: Hot Water Site Services: Fully Serviced Buildings: Loss Op Cost SqFt: Additional Rent/SF: Lease Details Lease Op Cost SqFt: Additional Rent/SF: Lease Type: Lease Op Cost SqFt: Additional Rent/SF: Lease Type: Lease Op Cost SqFt: Marine Or Work Marine Or Wore Marine Or Work Marine Or Work Marine Or Wo		Rare opportunity to acqu along the Oak Street corr market. The Marpole Off FSR) purpose built rental	ridor. Tremendous upside in rent icial Community Plan designates	s which are substantially below the site as medium density (2.50
Witual Tour: Brochure: Property Details General Building Details Subj. Space SqF1: Width / Depth: Environmental Assessment Phase: Phase/Stage 1 Occupancy: Tenant Seller's Rights Reserved: # of Buildings: Amenities: # of Buildings: Site Services: Fully Serviced Building Type: Low Water Building Type: Low Rise (2-4 storeys) Construction Type: Concrete, Wood Frame Restrictions: None Known Lease Op Cost SqF1: Lease Op Cost SqF2: Lease Fork: Lease Top (Wonths): Lease Fork: Lease Top (Wonths): Lease Fork: Lease Expiry Date: Firm: Avison Young Comm. R.E. Inc. Wonth of the water o		Property Type: Multi-F Zoning/Land Use: RM	amily Commercial Width / I 1-3A Transact	Depth: / ion Type: For Sale
Subj. Space SqFt: Width / Depth: / Interest In Land: Freehold Complex Name: OAKLEAF APARTMENTS Docupancy: Tenant # of Subj. Space SqFt: Width / Depth: / Subj. Space SqFt: Width / Depth: / Complex Name: OAKLEAF APARTMENTS # of Storeys: # of Grade Doors: Beller's Rights Reserved: Amenities: # of Subildings: # of Grade Doors: Parking Spaces: 7 # of Grade Doors: Parking Spaces: Site Services: Fully Serviced Building Type: Low Rise (2-4 storeys) Construction Type: Concrete Block, Concrete, Wood Frame Restrictions: None Known Lease Op Cost SqFt: Lease SubLease: Tot. Spce Avail for Lse: Lease Size Sq. Foot: Lease Type: Lease Type: Subj. Unit Cont. Spce: Subj. Unit Cont. Spce: Firm: Avison Young Comm. R.E. Inc. Work Are Urgen Urge	Virtual Tour:	Brochure:		<i>"</i>
Restrictions: None Known:		se: Phase/Stage 1 Comple # of Bu # of Lo Parking Roof:To HVAC:	ware: OAKLEAF APARTMEN wildings: # of ading Doors: # of g Spaces: 7 # of borch On Hot Water Hot Water	Storeys: Grade Doors: Elevators: 0
Lease Rate Sq. Foot: Lease Size Sq. Foot: Lease Type: Lease Type: Firm: Avison Young Comm. R.E. Inc.	Restrictions: None Known	Constru	uction Type: Concrete Block, C	concrete, Wood Frame
No deta ©2018 Google	<u>Lease Details</u> Lease Rate Sq. Foot: Lease Size Sq. Foot: Lease Type:	Additional Rent/SF: Lease Term (Months):	Tot. Spce Ava	il for Lse:
SW Marine Dr SW W 72nd Ave SW W 72nd Ave SW W 73rd Ave SW W 73rd Ave SW W Kent Ave S SW W Kent Ave S SW Kent Ave S	Firm: Avison Young Comm. R.E. In	<u>.</u>		
wiap data ezo is Googi	SW Marine Dr	Carther Selvick St Windson W 200 W 72nd Ave W 72nd Ave	th Ave Fremlin St W Kent Ave	N Kent Ave S
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11/5/2018	L	Paragon 5 Presented by: .uis Ayala PREC* Metro Edge Realty CONTC: 604-551-4418 OFC: 778-650-0527 luisayala@shaw.ca www.luisayala.ca		EDGE REALTY
ACTIVE C8021693		2466 W BROADWAY Vancouver West		\$5,100,000 (LP)
Board: V		Kitsilano		(SP) (LR sq. ft. p M
Multi-Family Commercial	17	V6K 2E7 466 West Broadway is ideally located eighbourhood. 10 oversized units (9 o ne future Broadway Millenium Line Sk	one-bedroom, 1 one-bedroc	m + den). 3 blocks from
		P.I.D.: 011-454-156 Property Type: Land Commercial, M Coning/Land Use: RM-4 Land Sz SF/Acres: 6,250 /0.	ulti-F Width / Depth: Transaction Type	
Virtual Tour:		Brochure:		
Interest In Land: Freehold Environmental Assessme Occupancy: Tenant Seller's Rights Reserved: Amenities: Site Services: Electricity, N Restrictions:	nt Phase: None	Year Built: Complex Name: # of Buildings: # of Loading Doors Parking Spaces: 4 Roof:Torch On HVAC: Building Type: Low Construction Type:	# of Elevato v Rise (2-4 storeys)	Doors:
<u>Lease Details</u> Lease Rate Sq. Foot: Lease Size Sq. Foot:	Lease Op Co Additional F Lease Term Lease Expir	Rent/SF: (Months):	Lease SubLease: Tot. Spce Avail for Lso Subj. Unit Cont. Spce	
Lease Type:				
Lease Type: Firm: <u>Colliers International</u>				
	W 6th Ave W 7th Ave	W 6th Ave second action W 7th Ave	W 6th Ave	Cypteess St
Firm: Colliers International		Manual Market Ma	Ki May W 8th Ave	W 8th Ave
Firm: Colliers International W 6th Ave W 6th Ave W Broadway W 10th Ave W 10th Ave U 10th Ave U 10th Ave	W 7th Ave W 10th Ave Kitsiland Secondary School	W 7th Ave W 7th Ave W 10th Ave W 10th Ave Connaught Park	Vew St Ave	W 8th Ave
W 6th Ave W Broadway W 10th Ave	W 7th Ave W 10th Ave Kitsiland Ze Secondary School	W B W B W 10th Ave W 10th Ave Connaught Park	W 8th Ave W 8th Ave W 1Dt edbud Vn Salal Dr	W 8th Ave W Broadway

11/5/2018		Paragon 5	
	Luis Aya Metro E CONTC: 6 OFC: 77	ented by: ala PREC* Edge Realty 604-551-4418 78-650-0527 a@shaw.ca	EDGE REALTY
		uisayala.ca	
ACTIVE		LAY STREET	\$26,000,000 (LP)
<u>C8021762</u> Board: V		ver West End VW	(SP)
Multi-Family Commercial		G 1K8	(LR sq. ft. p M
	property locate Zoning permits	d West of Denman. All 27 uni 2.75 FAR, 60 feet height. 509	nterest in a 27 unit strata titled residential ts are rented. Underground parking 30 stalls. & site coverage.
NO IM/ AVAILA	BLE P.I.D.: 005-47 Property Type Zoning/Land	e: Multi-Family Commercial Use: RM-5B	Prop. Tax/Year: \$40,600.00 / 2018 Width / Depth: 90.00 / 131.00 Transaction Type: For Sale
Virtual Tour:	Land Sz SF/A Brochure:	Acres: 11,790 /0.27	Sale Type: Asset
Property Details		General Building Details Subj. Space SqFt: 21,136	
Interest In Land: Strata Environmental Assessment Ph Occupancy: Tenant	ase: Phase/Stage 1	Year Built: 1986 Complex Name: LINSCOT # of Buildings:	T COURT # of Storeys:
Seller's Rights Reserved: No		# of Loading Doors:	# of Grade Doors:
Amenities:		Parking Spaces: 30 Roof:Torch On HVAC: Baseboard, Electric	# of Elevators: 1
Site Services:		Building Type: Condo St	rata Complex
Restrictions:		Construction Type: Conc	rete, Wood Frame, Metal
Lease Details	Lease Op Cost SqFt:	Lea	ase SubLease:
Lease Rate Sq. Foot:	Additional Rent/SF:		t. Spce Avail for Lse:
Lease Size Sq. Foot: Lease Type:	Lease Term (Months): Lease Expiry Date:	Su	bj. Unit Cont. Spce:
Firm: Dorset Realty Group			
	Vancouve		Vancouver Harbour Vancouver
Goodh	English Bay	Vancouve Downt	eam Clock CRAB Park at Portside
Google	100		Map data ©2018 Google
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Capazisa Down of the construction of the	11/5/2018	Luis Aya Metro E CONTC: 6 OFC: 77 <u>luisayata</u>	Paragon 5 inted by: a PREC* idge Realty 04-551-4418 8-650-0527 a@shaw.ca isayala.ca	EDGE *EALTY
Bard: Y Multi-Family Commercial (R Sur Lr, p. 1) Michiganity Commercial (R Sur Lr, p. 2) Michiganity Commercial (R Sur Lr, p.	ACTIVE			\$13,980,000 (LP)
The dot of th	Board: V			
Image: Second	Multi-Family Commercial			
Property Type: Multi-Family Commercial Zoning/Land Use: C-2 Land Sz SF/Acres: 8,522 / 0.20 Witth / Depth: 75.42 / 113.00 Transaction Type: For Sale Sale Type: Asset Property Details Subj. Space SqF1: 10,899 Width / Depth: / / Year Built: 1983 Corupacy: Transit Subj. Space SqF1: 10,899 Width / Depth: / / Year Built: 1983 Corupacy: Transit # of Storeys: # of Corde Doors: # of Grade Doors: # of Grade Doors: # of Floading Doors: # additional Rent/SF: Lease Storeys: Site Services: Lease Op Coct SqF1: Lease Storeys: Lease Storeys: Lease Op Coct SqF1: Additional Rent/SF: Lease Expiry Date: Lease Op Coct SqF1: Subj. Unit Cont. Spce: Lease Expiry Date: Firm: Lee & Associates Vancouver Museum of Vancouver # Manage data Scolates Vancouver Vancouver # Memory of Vancouver # Memory with Area Vieta Area # Memory of Vancouver # Memory with Area Museum of Vancouver With Area Museum of Vancouver With Area Firm: Lee & Associates Vancouver # Memory With Area # Memory With Area Museum of Vancouver With Area Museum of Vancouver Wi		heart of Vancour potential with sp holding income	ver's Kitsilano neighborhood. pectacular views of the North allows potential investors or c	The Property offers exceptional development Shore mountains and English Bay. Strong developers to minimize overall carrying costs
Virtual Tour: Brochure: Property Details General Building Details Subj. Space SqF: 10,999 Width / Depth: / Finvironmental Assessment Phase: Complex Name: THE KITS MANOR Cocupancy: Tenant # of Buildings: # of Storeys: Seller's Rights Reserved: # of Floading Doors: # of Grade Doors: Amenities: # of Floading Doors: # of Grade Doors: Parking Spaces: 13 # of Elevators: Roof:Roll Roofing HVAC: Building Type: Low Rise (2-4 storeys) Construction Type: Wood Frame Restrictions: Lease Op Cost SqFt: Lease SubLease: Tot. Space Avail for Lse: Lease State Sq. Foot: Lease Term (Months): Lease SubLease: Subj. Unit Cont. Spce: Lease Type: Lease Expiry Date: Stislano Bach Park Macouver Firm: Lea & Associates Vancouver Museum of Vancouver VALETOWN Bach Park Macouver of Vancouver Vint Are Wide Are Wide Are Wide Are Macouver of Vancouver VALETOWN Wide Are Wide Are Wide Are Wide Are Wide Are Macouver of Vancouver VALETOWN Wide Ar	14	Property Type Zoning/Land	e: Multi-Family Commercial Use: C-2	Width / Depth: 75.42 / 113.00 Transaction Type: For Sale
Subj. Space SqF: 10,899 Width / Depth: / Interest In Land: Other / Environmental Assessment Phase: Complex Name: THE KITS MANOR Occupancy: Tenant # of Suildings: # of Storeys: Seller's Rights Reserved: # of Loading Doors: Amenities: # of Grade Doors: Parking Space: 13 # of Elevators: Roof:Roll Roofing HVAC: Building Type: Low Rise (2-4 storeys) Construction Type: Wood Frame Restrictions: Lease Op Cost SqFt: Lease Size Sq. Foot: Additional Rent/SF: Tot. Spce Avail for Lse: Lease Type: Lease Type: Subj. Unit Cont. Spce: Firm: Lee & Associates Vancouver With Ave With Ave With Ave With Ave With Ave With Ave With Ave With Ave Use Ansociates Vancouver With Ave With Ave With Ave With Ave With Ave Use Ansociates Vancouver With Ave With Ave Use Ave With Ave With Ave Use Ave With Ave With Ave Use Ave With Ave	Virtual Tour:	-	cres: 8,522 /0.20	Sale Type: Asset
<text></text>	Interest In Land: Other Environmental Assessment Pha Occupancy: Tenant Seller's Rights Reserved: Amenities:	ise:	Subj. Space SqFt: 10,899 Year Built: 1983 Complex Name: THE KITS # of Buildings: # of Loading Doors: Parking Spaces: 13 Roof:Roll Roofing HVAC:	MANOR # of Storeys: # of Grade Doors: # of Elevators:
Lease Rate Sq. Foot: Lease Size Sq. Foot: Lease Type: Lease Type: Lease Type: Lease Expiry Date: Firm: Lee & Associates Vancouver Firm: Lee & Associates Vancouver Spanish Banks Beach Park Unit Are Unit Are Uni	Site Services: Restrictions:			
Spanish Banks Beach Park W ath Ave University Bive W toth Ave W toth Ave	Lease Size Sq. Foot:	Additional Rent/SF: Lease Term (Months):	Tot	. Spce Avail for Lse:
Spanish Banks Beach Park Jericho Beach Park W 4th Ave W 4th Ave W 10th Ave	Firm: Lee & Associates Vancouver			
Televantic based within both and expendent	Beach Park Jer Beac w 4th Ave University Bivd	h Park W 4th Ave Ave Ave O I N T E Y	Kitsilano Beach Park SILANO	YALETOWN Pachtravd David Lam Park 99 FAIRVIEW W Broadway W David Lam Park MT PLEASAN
11/UJ/2010 11.01 FIN THE SHOULD HE CHIEF RECEIVED FOR BUCHER SHOULD BE HER SHOULD HE FIN HER SHOULD HER S	11/05/2018 11:01 PM	Information herein deeme	ed reliable but not guaranteed.	Map data ©2018 Goog BWP - Client Vie