

The Goodman Report

for apartment owners
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Apartment Building Sales Vancouver Lower Mainland January 1 to July 29, 2010

ADDRESS	SUITES	\$ PRICE	\$ PER/UNIT	ADDRESS	SUITES	\$ PRICE	\$ PER/UNIT
Vancouver (East Side)				Burnaby			
7950 Knight St	12	1,400,000	116,667	6545 Bonsor (HR)	114	22,050,000	193,421
677 E 7th Ave	42	6,400,000	152,381	275 Gilmore	35	4,400,000	125,714
* 1510 E Pender	6	998,000	166,333	3839 Linwood	14	1,670,000	119,286
336 E 7th Ave	18	3,136,000	174,222	4250 Maywood	18	2,663,000	147,944
868 E 6th Ave	<u>12</u>	<u>2,275,000</u>	<u>189,583</u>	6535 Burlington	10	1,402,800	140,280
Total	90	14,209,000	157,878	6735 Arcola	8	780,000	97,500
Vancouver (S Granville)				Maple Ridge			
1160 W 13th Ave	24	5,200,000	216,667	22256 119th	36	3,300,000	91,667
1066 W 11th Ave	14	2,825,000	201,786	12003 Edge St	<u>7</u>	<u>943,000</u>	<u>134,714</u>
1635 W 12th Ave	20	4,000,000	200,000	Total	43	4,243,000	98,674
1565 W 13th Ave	11	2,300,000	209,091	Coquitlam			
989 W 20th Ave	13	2,650,000	203,846	544 Austin	48	5,175,000	107,813
* 1116 W 16th Ave	9	2,162,000	240,222	Langley			
3789 Oak	11	3,020,000	274,545	20856 56th Ave (ST)	16	2,150,000	134,375
3730 Cambie	<u>21</u>	<u>3,525,000</u>	<u>167,857</u>	New Westminster			
Total	123	25,682,000	208,797	335 5th St	26	2,800,000	107,692
Kitsilano & Point Grey (UBC)				420 7th St	37	3,800,000	102,703
1985 W 8th Ave	8	2,565,000	320,625	405 10th St	28	2,900,000	103,571
2425 W Broadway	9	1,800,000	200,000	1012 4th Ave	15	1,635,100	109,007
4336 W 10th Ave	13	3,050,000	234,615	* 127 8th Ave	15	1,670,000	111,333
1876 W Broadway	<u>21</u>	<u>3,670,000</u>	<u>174,762</u>	* 220 Manitoba St	18	2,200,000	122,222
Total	51	11,085,000	217,353	Total	139	15,005,100	107,950
Vancouver (Marpole)				North Vancouver			
* 8770 Montcalm	21	3,125,000	148,810	255 E 2nd	24	2,900,000	120,833
8780 Fremlin	8	1,528,000	191,000	3371 Chesterfield Ave	<u>10</u>	<u>1,575,000</u>	<u>157,500</u>
8726 Hudson	<u>10</u>	<u>1,800,000</u>	<u>180,000</u>	Total	34	4,475,000	131,618
Total	39	6,453,000	165,462	West Vancouver			
Vancouver (West End)				195 21st (HR)	126	36,500,000	289,683
* 1416 Harwood (HR)	42	8,000,000	190,476				
1160 Nicola	14	3,770,000	269,286				
1450 W Georgia (HR)	162	37,500,000	231,481				
* 1601 Comox (MR)	26	6,770,000	260,385				
* 814 Nicola (ST)	6	2,000,000	333,333				
1250 Nicola (MR)	27	5,400,000	200,000				
998 Thurlow (MR)	44	12,100,000	275,000				
990 Lagoon (MR)	55	14,000,000	254,545				
1170 Barclay	16	3,450,000	215,625				
* 1131 - 1151 Haro (DS)	38	8,000,000	210,526				
Total	430	100,990,000	234,860				

* SOLD BY THE GOODMAN TEAM

The sale information provided is a general guide only. There are numerous variables to be considered such as:

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|---------------------------------|----------------------------------|
| 1) Suite Mix | 6) Frame or High Rise |
| 2) Rents/sq. ft. | 7) Strata vs. Non-Strata |
| 3) Net Leaseable Area | 8) Land Value (Development Site) |
| 4) Buildings' Age and Condition | 9) Special Financing |
| 5) Location | |

- (HR) High-rise
(TH) Townhouse
(ST) Strata
(DS) Development Site
(EST) Estimated Price
(SP) Share Purchase
(NC) New Construction
(MR) Mid-rise

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