

FOR SALE

ADDRESS: #705, 706, 707, - 1160 Burrard Street, Vancouver, BC

LEGAL DESCRIPTION: Lots 47, 48, 49, 14 VR 780, District Lot 541, Land District 36.
PID 005-893-755 PID 005-893-798 PID 005-893-844

LOCATION DESCRIPTION: The subject property consists of three strata office units situated on the north west side of Burrard Street just three blocks from the busy Burrard Street Bridge in Downtown. The subject property is located directly across from the St. Paul's Hospital and the building itself is home to many medical practitioners. The heart of Downtown's shopping district, Burrard and Robson, is just three blocks west of the property. Davie Street is one block east.

IMPROVEMENTS: Units 705, 706, 707 are improved with wide reception areas, individual examination offices, ample client parking and waiting facilities. Furthermore, all three units have existing leases in place and are leased to medical practitioners.

UNIT SIZES, INCOME AND EXPENSES:

Suite#	Rate (Sq.Ft.)		Size (Sq.Ft.)	Total Area (inc. common)	Annual Rent		Term Expiry	2003 Taxes	2003 Assessment	Strata Fees (monthly)
705 Current Yr	Yr 1	\$17.50	672	1,016	Yr 1	\$11,760	11/30/05	\$3,065.92	\$121,000	\$304.71
	Yr 2	\$18.50			Yr 2	\$12,432				
	Yr 3	\$19.50			Yr 3	\$13,104				
	Yr 4-5	\$20.50			Yr 4-5	\$13,776				
706		\$20.50	703	1,047		\$14,400	01/31/04	\$3,349.58	\$131,200	\$338.69
707	Yr 1-4	\$19.50	672	1,016	Yr 1-4	\$13,104	04/30/08	\$3,065.92		\$304.71
	Yr 5	\$20.50			Yr 5	\$13,776				
Totals			2,047			\$40,608		\$9,481.42	\$373,200	

NOTE: Strata Fees paid by Owner, but included in lease payments.

ZONING: DD ~ Downtown District

FINANCING: First mortgage of \$215,000 with HSBC at 6.07% with P.I. payments of \$2,575.43 due April 27, 2004.

CAP RATE: 8.2%

ASKING PRICE: \$495,000.00 as a portfolio for all 3 units

For Further Information, Contact:

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