

The Goodman Report FOR APARTMENT OWNERS

Greater Vancouver Multi-Family Sales and Statistics

Activity Highlights: 2005 compared to 2004

Total buildings sold 162 — up 21% over 2004 (Vancouver 83 buildings sold; Non-Vancouver 79 buildings sold)

Total Dollar Volume \$648,473,300 — up 95% over 2004 (Vancouver \$287,531,800; Non-Vancouver \$360,941,500)

Total Suites Sold 5,539 — up 67% over 2004 (Vancouver 1,967 suites; Non-Vancouver 3,572 suites)

Average \$ per suite in Vancouver \$146,177 — up 21% over 2004

Average \$ per suite in Non-Vancouver communities \$101,047 — up 21% over 2004

The above stats are very revealing in that 51% of the buildings sold were in Vancouver, while the remaining 49% were found to be in the suburban areas.

Moreover, 55% of the total dollar volumes occurred and 65% of the total suites sold originated outside of Vancouver. Both areas showed similar 21% increases in average \$ / suite over 2004.

Vancouver Eastside	Sales generally on par with 2004 - 20 buildings sold in 2005 vs. 25 in 2004. Prices up 20% to an average \$104,299 / unit.
Vancouver Kerrisdale (incl. Oakridge, UBC & Dunbar)	Activity off — only 3 sales recorded in 2005 vs. 6 buildings sold in 2004. Prices up 14% to \$220,153 / unit.
Vancouver Kitsilano	13 buildings sold in 2005 vs. 12 sales in 2004. Prices up 19% to an average of \$175,429 / unit.
Vancouver Marpole	Sales decline — only 9 buildings sold 2005 vs. 15 sales in 2004. Prices up 10% to an average \$100,210 / unit.
Vancouver South Granville	Performing strongly — 19 buildings sold in 2005 vs. 6 for 2004. Prices up 5% to an average \$153,691 / unit.
Vancouver West End	Market very active — 19 sales in 2005 vs. 7 for 2004 - prices up sharply by 26% to an average \$158,220 / unit (10 of 19 sales are high-rise).

Burnaby	24 buildings sold in 2005 compared to 22 for 2004. Prices up 11% to an average \$98,819 / unit.
North Vancouver	9 sales reported in 2005 vs. 11 for 2004 - prices up 17% to \$134,390 / unit.
Richmond	Four major complexes have changed hands in 2005, two of which are strata titled. Total volume \$125,520,000 average \$134,390 / unit. No sales 2004.
New Westminister	An extremely active market. 19 buildings sold 2005 vs. 13 sales for 2004. Prices up 23% to an average \$88,372 / unit.
Surrey	6 buildings sold in 2005 vs. 4 in 2004. Prices up 16% to an average \$70,200 / unit. 2005 dollar volume at \$50,193,000 — up 130% vs. 2004 \$ volume.
Coquitlam	4 buildings sold 2005 vs. 2 last year. Prices up 45% to \$94,071 per unit.

FOR FURTHER INFORMATION PLEASE CONTACT

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FOR APARTMENT OWNERS

2005 Apartment Building Sales Greater Vancouver, BC

ADDRESS	SUITES	\$ PRICE	\$ PER/UNIT
Vancouver (East Side)			
1555 Gravely	36	3,500,000	97,222
1374 Grant	39	3,925,000	100,641
910 East Broadway	10	842,000	84,200
2035 Pandora	7	622,000	88,857
66 E 15th Ave	16	2,350,000	146,875
7884 Knight	13	1,135,000	87,308
4242 Fraser	25	3,100,000	124,000
5017 Main	8	970,000	121,250
4967 Main	8	808,000	101,000
1620 E Pender	12	1,127,000	93,917
5520 Joyce (ST)	33	2,668,000	80,848
1005 E Broadway	14	1,015,000	72,500
53 E 13th	8	1,075,000	134,375
330 N Nanaimo	26	1,660,000	63,846
1683 Adanac	21	2,400,000	114,286
3511 Kingsway	18	1,425,000	79,167
275 N Garden Dr	11	1,000,000	90,909
520 N. Nanaimo	20	2,475,000	123,750
228 E 14th (ST)	17	3,400,000	200,000
3223 Findlay	12	1,425,000	118,750
Total	354	36,922,000	104,299
Vancouver (Kerrisdale & Point Grey)			
5951 Balsam	67	12,800,000	191,045
5555 Toronto (TH) (DS)	8	3,563,000	445,375
2625 Tolmie	10	2,350,000	235,000
Total	85	18,713,000	220,153
Vancouver (Kitsilano)			
2280 Cornwall Ave	24	4,650,000	193,750
2190 Yew (ST)	12	2,300,000	191,667
2330 Maple Street (ST)	35	5,100,000	145,714
2085 W 5th Ave	21	2,800,000	133,333
2435 W 1st	10	2,200,000	220,000
2035 W 5th Ave	9	1,150,000	127,778
2112 Yew (TH) (ST)	12	3,300,000	275,000
1821 Cypress	10	1,865,000	186,500
2086 W 2nd Ave	28	3,995,000	142,679
2035 W 5th Ave (Resold)	9	1,600,000	177,778
3851 W 4th Ave (DS)	8	1,575,000	196,875
3837 W 4th Ave (DS)	10	2,100,000	210,000
3843 W 4th Ave (DS)	10	2,100,000	210,000
Total	198	34,735,000	175,429
Vancouver (Marpole)			
755 W 70th	13	1,300,000	100,000
8635 Shaughnessy	35	3,373,000	96,371
8729 Fremlin	14	1,600,000	114,286
8620 Heather	35	2,800,000	80,000
8631 Montclam	10	1,170,000	117,000
1325 W 70th	36	3,285,000	91,250
1267 W 70th	10	1,239,800	123,980
8675 Laurel	29	3,060,000	105,517
880 W 71st Ave	21	2,515,000	119,762
Total	203	20,342,800	100,211
Vancouver (South Granville)			
1436 W 14th (DS)	28	4,800,000	171,429
1466 W 14th (DS)	13	1,950,000	150,000
1385 W 12th	11	1,700,000	154,545
3075 Willow	8	1,875,000	234,375
1336 W 14th	11	1,725,000	156,818
1346 W 11th	10	1,950,000	195,000
1455 W 11th	6	1,575,000	262,500
3050 Oak	12	1,600,000	133,333
1298 W 10th	69	7,000,000	101,449
1020 W 12th	26	3,625,000	139,423
1171 W 12th	21	3,000,000	142,857
1626 W 12th	11	1,595,000	145,000
1025 W 13th	9	1,305,000	145,000
1026 W 13th	10	1,450,000	145,000
1345 W 11th (DS)]	26	12,000,000	187,500
1315 W 11th (DS)]	33	included above	included above
1337 W 11th (DS)]	5	included above	included above
1026 W 13th (resold)	10	1,768,000	176,800
2575 Spruce	11	1,800,000	163,636
Total	330	50,718,000	153,691
Vancouver (West End)			
1885 Barclay Street (HR)	41	5,600,000	136,585
1180 Broughton Street	21	2,850,000	135,714
1150 Bute Street (HR) (ST)	13	3,455,000	265,769
1765 Pendrell (HR)	35	4,500,000	128,571
1772 Pendrell	19	2,425,000	127,632
1419 Harwood (HR)	42	5,500,000	130,952
1228 Nicola (HR)	103	12,500,000	121,359
1606 Nelson	13	2,450,000	188,462
1461 Harwood (HR)	38	5,350,000	140,789
1310 Burnaby	27	4,147,000	153,593
990 Broughton (HR)	80	13,500,000	168,750
1650 Barclay St	29	4,179,000	144,103
1436 Pendrell	13	2,300,000	176,923
2090 Comox (5 storey)	41	7,888,000	192,390
1095 Jervis (TH)	9	2,450,000	272,222
1231 Barclay	21	2,792,000	132,952
1540 Burnaby	22	3,450,000	156,818
1212-32 Davie (ST,HR)	150	26,500,000	176,667
990 Broughton (HR) (Resold)	80	14,265,000	178,313
Total	797	126,101,000	158,220

ADDRESS	SUITES	\$ PRICE	\$ PER/UNIT
Burnaby			
6331 McKay	56	5,745,000	102,589
4960 & 5050 Sanders (HR)	206	20,000,000	97,087
6508 Telford	10	950,000	95,000
3846 Sunset	14	1,393,000	99,500
6709 Sussex	10	885,000	88,500
6712 Marlborough	9	930,000	103,333
3962 Pender	14	1,650,000	117,857
6779 Sussex	9	1,060,000	117,778
7177 Linden	20	1,752,000	87,600
5710 Smith	9	1,150,000	127,778
6735 Arcola	9	950,000	105,556
6730 Sussex	10	950,000	95,000
4916 Imperial (inc. 4 Comm)	20	2,188,000	109,400
5095 Newton	39	3,294,000	84,462
7165 Pandora	14	1,162,000	83,000
6814 Arcola	11	1,060,000	96,364
6380 Silver	38	3,975,000	104,605
5170 Hastings	12	1,280,000	106,667
4517 Imperial	32	2,900,000	90,625
205 Beta]	38	3,685,000	96,974
204 Alpha]			
4105 Albert	26	2,650,000	101,923
4675 Imperial	64	6,600,000	103,125
Total	670	66,209,000	98,819
Surrey			
14918 108th Street	102	5,879,000	57,637
9450-9480 128 Street	288	17,070,000	59,271
15142 Fraser Hwy	13	1,300,000	100,000
9835 King George (HR)	266	22,500,000	84,586
13686 107A	10	540,000	54,000
10341 - 367 127B]			
10320 - 366 127A]	36	2,904,000	80,667
12745 - 51 103rd]			
Total	715	50,193,000	70,200
North Vancouver			
812 Chesterfield	10	1,285,000	128,500
157 E. 20th	14	1,900,000	135,714
3371 Chesterfield Ave	10	1,175,000	117,500
908 Berkley (TH)	105	13,300,000	126,667
230 W 4th	17	2,150,000	126,471
235 W 4th (ST)	34	3,950,000	116,176
1640 Eastern (DS)	9	1,663,500	184,833
1628 Eastern (DS)	9	1,663,500	184,833
329 W 4th	11	1,100,000	100,000
Total	219	28,187,000	128,708
Richmond			
6211-6511 Gilbert Rd (DS)	240	28,100,000	117,083
11675 7th Rd (ST)	258	38,000,000	147,287
10951 Mortfield (ST)	218	29,000,000	133,028
10951 Mortfield (ST) (Resold)	218	30,420,000	139,541
Total	934	125,520,000	134,390
Langley			
5499 203rd Street (ST)	29	3,200,000	110,345
21753 -767 61st (TH)	8	720,000	90,000
Total	37	3,920,000	105,946
Delta			
11995 94th (inc. 4 Comm)	19	1,050,000	55,263
White Rock			
14884 North Bluff	27	3,700,000	137,037
Coquitlam			
612 Clarke Rd	50	4,420,000	88,400
801 Gatensbury	33	2,970,000	90,000
515 Foster	48	5,704,000	118,833
655 North Rd	52	4,121,000	79,250
Total	183	17,215,000	94,071
Port Coquitlam			
2066 Coquitlam	12	970,000	80,833
3035 Coast Meridian	8	610,000	76,250
Total	20	1,580,000	79,000
Maple Ridge			
11698 224th St	18	1,100,000	61,111
11742-224th St	24	860,000	35,833
11695-224th St	31	1,380,000	44,516
22223 119th St	22	1,340,000	60,909
22980 Abernathy (ST)	9	1,701,000	189,000
22337 Lougheed Hwy.	10	945,000	94,500
Total	114	7,326,000	64,263
Port Moody			
2335 St. John's	8	\$ 630,000	\$ 78,750
New Westminster			
52 Royal	22	1,460,000	66,364
502 Ninth Street	16	1,197,000	74,813
525 Tenth Street	25	1,732,500	69,300
220 Seventh Ave	64	4,466,000	69,781
617 Colbourne	10	880,000	88,000
740 Fourth	17	1,535,000	90,294
420 Seventh	37	3,000,000	81,081
214 Agnes (ST)	19	1,500,000	78,947
634 Twelfth	14	1,025,000	73,214
115 Second Street	10	1,020,000	102,000
220 Manitoba	18	1,500,000	83,333
125 Eighth Street	11	900,000	81,818
1021 Howay (ST)	108	10,836,000	100,333
1021 Howay (Resold)	108	11,315,000	104,769
315 Agnes	42	3,770,000	89,762
430 - 11th St	35	2,920,000	83,429
1115 - 7th Ave	35	3,400,000	97,143
340 8th St.	41	3,300,000	80,488
418 Thirteenth St	6	625,000	104,167
Total	638	56,381,500	88,372

(HR) highrise, (TH) townhouse, (ST) strata, (DS) development Site

The sale information provided is a general guide only.

There are numerous variables to be considered such as:

- 1) Suite Mix; 2) Rents/ft.; 3) Net leasable feet; 4) Buildings' age and condition;
- 5) Location 6) Frame or High Rise; 7) Strata vs. Non-Strata;
- 8) Land Value (Dev. Site); 9) Special financing; 10) Asset vs. Share Purchase.

The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Macdonald Commercial Real Estate Services Ltd.