

Goodman:

FOR SALE

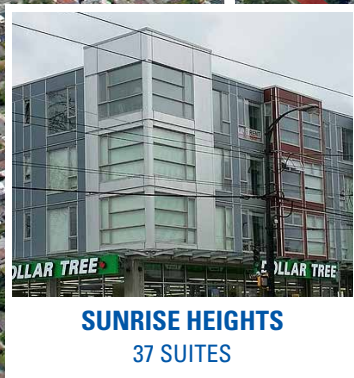
# SUNRISE HEIGHTS & EAST VILLAGE

2215 & 2778 EAST HASTINGS, VANCOUVER, BC

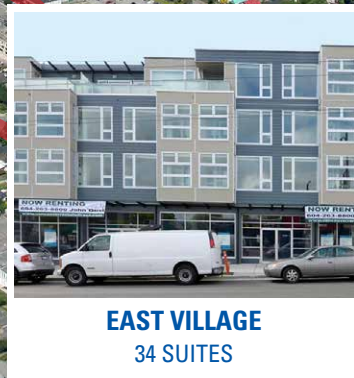
E PENDER ST

NANAIMO ST

E HASTINGS ST



**SUNRISE HEIGHTS**  
37 SUITES



**EAST VILLAGE**  
34 SUITES

Rarely available multi-family investment opportunity featuring two newer purpose-built rental apartment buildings totalling 71 suites (plus a commercial component) in Vancouver's uber-trendy East Village neighbourhood.

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Commercial



# SUNRISE HEIGHTS

2215 East Hasting Street, Vancouver

Legal Description	Lot A Block 41 District Lot 184 Group 1 New Westminster District Plan EPP24907
PID	028-991-729
Zoning	C-2C1 Commercial
Lot Size	99.02' x 122.02' (12,082 SF)
Age	2015
Storeys	4
Net Rentable Area	22,099 SF residential and 7,268 SF commercial
Parking	23
Lockers	43
Taxes (2016)	\$30,469 (residential allocation)
Financing	Treat as free and clear.



Suite Mix	No. units	Avg. SF	Avg. rent
1 bedroom	25	508 SF	\$1,405
1 bedroom + den	1	765 SF	\$1,920
2 bedroom	3	634 SF	\$1,898
2 bedroom / 2 bathroom	8	842 SF	\$2,096
<b>Total</b>	<b>37</b>		



# EAST VILLAGE

2778 East Hasting Street, Vancouver

Legal Description	Lot A of Lot 58 Town of Hastings Suburban Lands Plan 406
PID	008-470-049
Zoning	C-2C1 Commercial
Lot Size	99' x 102' (10,098 SF)
Age	2014
Storeys	4
Net Rentable Area	19,566 SF residential and 6,625 SF commercial
Parking	13
Lockers	34
Taxes (2016)	\$27,393 (residential allocation)
Financing	Treat as free and clear.



Suite Mix	No. units	Avg. SF	Avg. rent
1 bedroom	24	541 SF	\$1,422
2 bedroom / 2 bathroom	10	658 SF	\$1,751
<b>Total</b>	<b>34</b>		





## Rarely available multi-family investment opportunity featuring two newer purpose-built rental apartment buildings totalling 71 suites (plus a commercial component) in Vancouver's uber-trendy East Village neighbourhood.

- High-end condo-quality construction with elevator service
- Sweeping views of Downtown, the harbour and North Shore Mountains from upper floors facing north.
- Both buildings are 4-storey concrete/wood structures with one level of underground parking
- The properties are situated within 6 blocks of each other (10 minute walk) along East Hastings Street
- Properties can be purchased together as a portfolio or separately
- Upside on rents

### FEATURES

The suites feature contemporary interiors with large windows, high end flooring, quartz countertops, under-mounted sinks, stainless steel appliances, bathrooms with ceramic tile floors, Kohler fixtures, and in-suite washer & dryer. Every unit has a separate storage locker and either an enclosed balcony/solarium or a generous outdoor balcony or deck. The building contains ample bike storage and secure parking in a gated garage.

### FINANCIAL SUMMARY

Income & Expenses	Sunrise	East Village	Total
Gross Income	\$727,651	\$628,176	<b>\$1,355,827</b>
Vacancy (0.5%)	(3,571)	(3,099)	(6,670)
<b>Effective gross</b>	<b>\$724,080</b>	<b>\$625,077</b>	<b>\$1,349,157</b>
Expenses	(155,999)	(145,656)	(301,655)
Residential NOI	\$568,080	\$479,421	<b>\$1,047,501</b>
Commercial NOI	\$188,968	\$199,044	\$388,012
<b>Total NOI</b>	<b>\$757,048</b>	<b>\$678,465</b>	<b>\$1,435,513</b>

### PRICING

Price	\$21,800,000	\$18,500,000	\$40,300,000
Units	37	34	<b>71</b>
Price/Unit	\$589,189	\$544,118	<b>\$567,606</b>
Cap Rate	3.5%	3.7%	<b>3.6%</b>

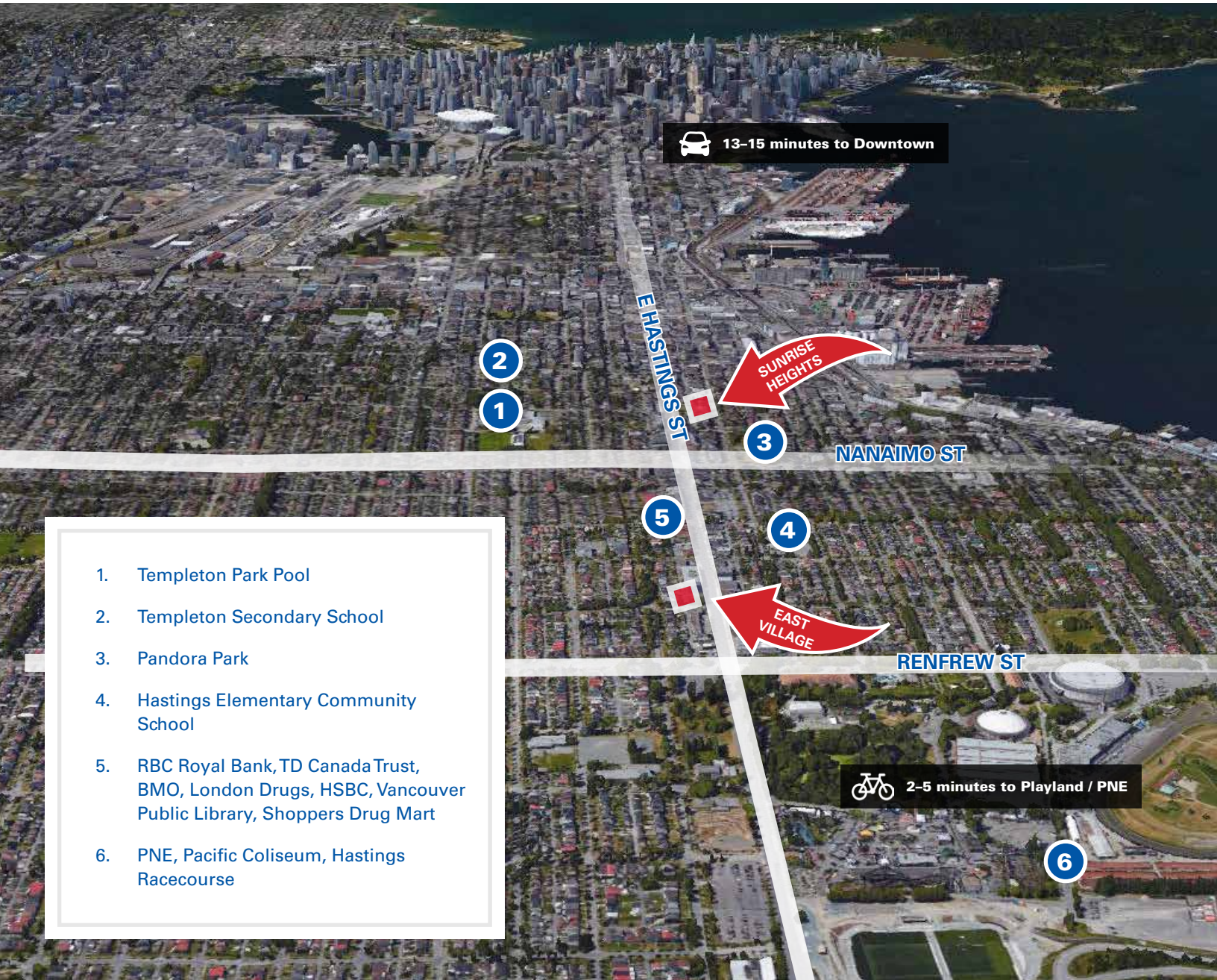


# Goodman:

## LOCATION

The subject properties are located along East Hastings Street between the north-south arteries of Templeton Drive and Renfrew Street. The location is central to everything: Just minutes away to Downtown, the North Shore and the Trans Canada Highway. Within walking distance to the PNE/ Playland, Hastings Racetrack, Pacific Coliseum, parks, services and all types of amenities including Shoppers Drug Mart, London Drugs, several coffee shops, a variety of restaurants and bistros.

The location offers direct bus access to UBC, SFU, the Canada Line, Expo Line and Millennium Line. It is also situated on the world renowned Vancouver bike route system and walking distance to Britannia and Templeton Elementary/Secondary Schools.



- 1. Templeton Park Pool
- 2. Templeton Secondary School
- 3. Pandora Park
- 4. Hastings Elementary Community School
- 5. RBC Royal Bank, TD Canada Trust, BMO, London Drugs, HSBC, Vancouver Public Library, Shoppers Drug Mart
- 6. PNE, Pacific Coliseum, Hastings Racecourse

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